



Ivy House, 8 The Green, Handsacre, WS15 4DP

Set within a secluded south facing plot and showcasing a superb standard of finish throughout is Ivy House, a characterful detached Victorian home benefitting from spacious family living accommodation, four double bedrooms and superb outbuildings offering potential for ancillary accommodation, a home office suite or for conversion into garaging. Having been substantially remodelled and refurbished, this individual 1800s village residence has been restored to a superb standard and features a wealth of exposed beams, inglenook fireplaces and impressive vaulted ceilings throughout, alongside potential to create additional exterior living accommodation or a self contained

workspace within the gated plot.

The interiors comprise briefly two reception rooms, a beautifully appointed family living kitchen, study/playroom, large walk in store room and cloakroom to the ground floor, with two double bedrooms to the first floor serviced by a family bathroom and en suite. A third double bedroom suite is accessed from the main landing, with bedroom two having a staircase which rises to guest bedroom four. Outside, gated access opens into a large driveway where there is parking for a number of vehicles as well as access into a useful brick outbuilding, and stairs rise to the generous and secluded south facing gardens which house a

summer house and an oak framed pergola. The former garage has been converted into a studio which has formerly been utilised as a shop, and in attached to this superb space there is a kitchenette, WC and a large store room. The studio and outbuildings offer ideal potential for conversion back into garaging, or for conversion into a self contained annexe, home office suite or workshop.

The property lies a few minutes' walk from the heart of Armitage & Handsacre, where there are a range of amenities including shops, pubs, a Butchers, village hall, a doctors' surgery and dispensary pharmacy. The location is ideal for access to local countryside and public

footpaths and Cannock Chase, an Area of Outstanding Natural Beauty, lies a few minutes' drive away and offers activities including walking, cycling and pony trekking through picturesque woodland and protected parkland. The market town of Rugeley and Cathedral City of Lichfield are both a short drive away, where supermarkets, shopping centres and leisure facilities including Beacon Park can be found, and the property lies a short drive from commuter routes including A515, A51, A38 and M6. Rail travel from Lichfield and Rugeley provide direct links to Birmingham, London and additional destinations, and Birmingham International Airport is around a 35 minute drive away.



- Traditional Detached Victorian Home
- Sought After Village Setting
- Generous South Facing Gardens
- Wealth of Space & Character
- Studio with Annexe/Home Office Potential
- Two Reception Rooms & Study/Playroom
- Stunning Bespoke Family Kitchen
- Large Store Room & Cloakroom
- Four Good Sized Bedrooms
- Two Modern En Suites
- Jack & Jill Family Bathroom
- Gated Entrance & Ample Parking
- Studio ideal for conversion into Annexe, Home Office or Garaging
- Generous & Private Gardens
- Summer House & Fabulous Pergola
- Walking Distance to Amenities
- Well Placed for Cannock Chase, Commuter Routes & Rail Travel

An oak framed canopy porch leads to the character front door which in turn opens into:

Dining Hall 5.24 x 3.69m (approx. 17'2 x 12'11)
An immaculately presented and spacious reception room having window to the front aspect, solid oak flooring and staircase rising to the first floor accommodation. An original inglenook fireplace houses an open fire set to quarry tiled hearth and a door opens into a useful walk in **Store Room**, providing ample storage space or the opportunity for conversion into a home office



Sitting Room 5.48 x 3.69m (approx. 18'0 x 12'1)
 Another beautifully presented reception room showcasing a wealth of character, with oak flooring, windows to two sides and an inglenook fireplace with traditional wood burner set to quarry tiled hearth

Study/Playroom 2.87 x 2.17m (approx. 9'4 x 7'11)
 A versatile space being ideal as a home office, playroom or snug, having a window to the front and oak flooring

Bespoke Family Kitchen 9.24 x 2.9m (approx. 30'3 x 9'5)

A stunning space comprising a handmade farmhouse style kitchen and a spacious family room. The **Kitchen** is fitted with a bespoke range of painted wall and base units with granite worksurfaces over, housing an inset ceramic sink with side drainer, spaces for an American fridge freezer and dishwasher and a recess housing a Rangemaster stove with gas hob over and extractor above. The kitchen has stunning vaulted ceilings with beams and a handmade wrought iron light fitting, a skylight and a window to the front. Limestone flooring extends into the **Family Room** where there is a breakfast bar facing the kitchen, a window to the side and double doors opening out to the gardens. This space also features vaulted ceilings and a door opens into a large cupboard housing the wall mounted Worcester boiler and further storage space

Cloakroom

With limestone flooring, wash basin set to vanity unit and WC, with a Velux skylight





An oak staircase rises from the **Dining Hall** to the **First Floor Landing**, where stairs continue to the second floor and character doors open into:

Master Bedroom 4.48 x 3.69m (approx. 14'7 x 12'10)
A spacious principal bedroom having window to the front aspect, original oak floorboards and a brickwork inglenook fireplace. There is a double fitted wardrobe and doors open into a useful fitted cupboard and through to:

Jack And Jill Bathroom 4.33 x 2.5m (approx. 14'2 x 8'2)
Comprising a luxury suite having wash basin set to granite topped vanity unit, WC and freestanding bathtub with shower attachment, having a window to the front aspect, original oak flooring, traditional wall panelling and a large storage cupboard

Bedroom Three 3.6 x 3.11m, 1.86m (approx. 11'9 x 10'2, 6'1)
Another spacious double room having windows to two sides, feature inglenook fireplace and stairs rising to the fourth bedroom with storage beneath. A door opens into:

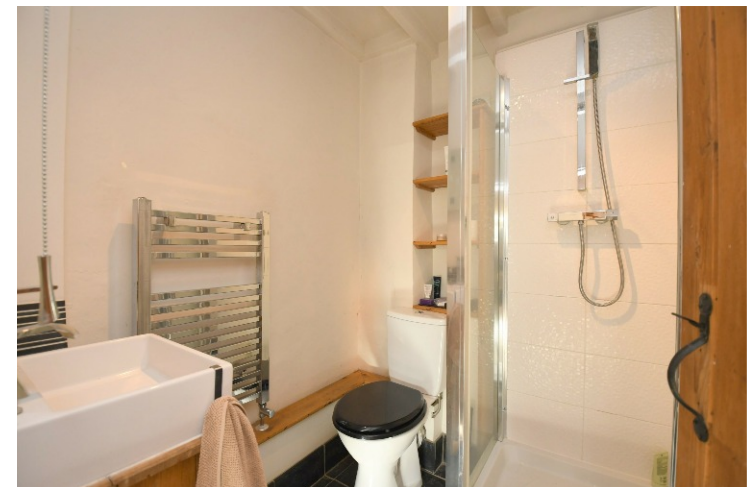
En Suite
Having fitted wash basin with storage below, WC and tiled shower cubicle, with slate tiled flooring, a chrome heated towel rail and fitted shelving

Bedroom Four 5.2 x 3.68m (approx. 17'10 x 12'1) – max
An ideal games room, occasional bedroom or snug, having exposed beams, a window to the side, ample eaves storage space and a feature Victorian fireplace

Stairs rise from the landing to this stunning bedroom suite, having a **Dressing Room** with window to the rear aspect and doors into:

Bedroom Two 5.27 x 3.69m (approx. 17'3 x 12'1) – max, reduced head height
A stunning bedroom suite having vaulted ceilings with exposed beams and a skylight, Victorian cast iron fireplace with tiled hearth, a window to the side and useful eaves storage

En Suite
Comprising wash basin set to vanity unit, WC and a double shower with tiled splash backs, having tiled flooring, fitted storage and a chrome heated towel rail

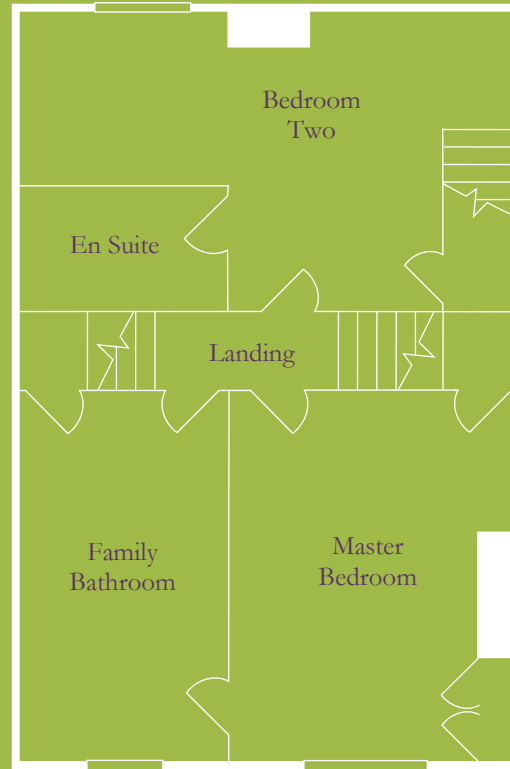






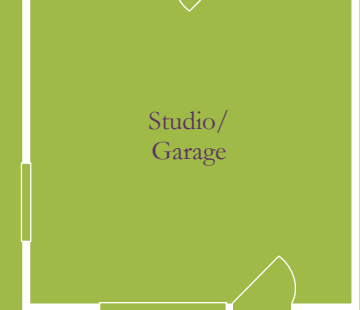
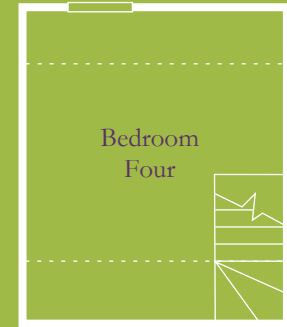


Ground Floor

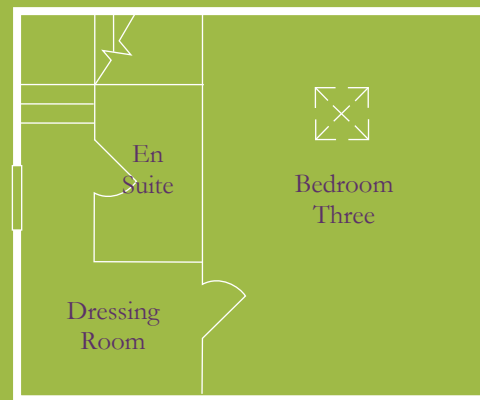


First Floor

Second Floor



Outbuildings



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Outside

The foregarden to Ivy House is edged with ornate cast iron railings leading to a traditional oak framed porch giving access to the front door. Gated access opens to the rear of the property where there is secure parking for a number of vehicles to the gravel driveway, as well as access into a useful brick **Garden Store**

South Facing Gardens

The rear garden extends to a generous size, enjoying privacy to all sides and a sunny southerly aspect. Lawns are edged with mature foliage and well stocked borders, and an **Oak Framed Pergola** with terrace beneath provides a pleasant space for outdoor entertaining. To the top of the garden there is a brick barbecue, a brick outbuilding and a shed, and the large insulated **Summer House** is included in the sale and has power and lighting

Outbuildings/Annexe Potential

Accessed from the lane and from inside the driveway are a range of outbuildings offering ideal space for conversion into garaging, a home office suite/workshop or an annexe/Air BnB style rental. A characterful **Studio** 4.62 x 3.63m (approx 15'1 x 11'11) has windows to the front, slate flooring and a feature fireplace, offering ideal potential for conversion back into garaging or to be used as a workshop, shop front or games room. Beyond the garage there is a **Kitchenette** 3.9 x 2.93m (approx 12'10 x 9'7) with **Cloakroom**, offering ideal space for development into a kitchen and bathroom for an annexe. To the rear and having access back out to the driveway with a useful **Store Room**, 3.45 x 3.26m (approx 11'3 x 10'8)

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.

