



Radmore House, Radmore Wood Lane, Abbots Bromley, WS15 3AS



Residing within a most picturesque setting is this exceptional Victorian farmhouse with annexe, showcasing elegant and beautifully refurbished interiors, seven bedrooms plus a three bedroom annexe and established grounds including a heated swimming pool and adjacent paddock. Originally dating back to 1876, Radmore House has received a detailed refurbishment in recent years to include new hardwood sash windows, a new oil tank, boiler and central heating system, a refit to all bathrooms and a magnificent extension to create an exceptional open plan living space plus addition reception rooms. Full height windows and sliding doors highlight the scenic surroundings, and the restoration has been mindful to create resonance with the Victorian era, featuring

cast iron radiators, a bespoke handmade staircase and Corston architecture electrical finishes. Grouse Cottage, a self contained three bedroom detached property benefitting from private parking and gardens has also been extended and renovated to a superb standard, offering versatile open plan accommodation ideal as ancillary living, a guest house or to provide income as an Air BnB style rental.

Elegant and well balanced interiors extend over three floors, having a professional finish and attention to detail paid throughout. The central reception hall features a wood burning fireplace and offers a versatile space for use as an additional reception room, leading off into a sitting room and ground floor bedroom suite. The hallway in turn opens into the star of the

show, A snug/playroom is accessed from the kitchen, and an impressive family room with vaulted ceilings offers an indoor-outdoor living space alongside the pool. To the rear aspect is a study, a rear hallway with boot room and a laundry room, plus a cloakroom from the hallway.

To the first floor there are five bedrooms, two of which benefit from en suites with two being serviced by a luxurious Lefroy Brooks bathroom. The principal bedroom is serviced by a private dressing room and another professionally designed bathroom suite, having triple aspect views over the surrounding country side. Two further double bedrooms and a gym/studio to the second floor are serviced by a further bathroom.

Outside, the landscaped grounds extend to 3.2 acres including formal gardens, a heated outdoor swimming pool and an adjacent paddock, offering ideal potential as a pony paddock, for recreational use or as a smallholding. The extension incorporates a fabulous garden room with brick built pizza oven, offering another entertaining space highlighting the tranquil and serene location. Radmore House is approached via an electric gated entrance and a sweeping driveway, which can also be accessed from a second gated entrance. Both Radmore House and Grouse Cottage benefit from private parking, and there is planning permission granted for a new garage. It should be noted that the property does not lie within a Conservation area and is not Listed.



Radmore House lies on the picturesque outskirts of Abbots Bromley, a popular village famed for its annual Horn Dance and idyllic countryside surroundings. The village, having formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times, offers a good selection of amenities including a Butcher's, general store, bistro, cafes, a primary school, doctors, pubs, a church and a village hall.

For leisure pursuits, Blithfield Reservoir lies a short drive away and offers a sailing club, fishing and pleasant walks and the renowned Cannock Chase lies 7 miles away.

There are a range of highly regarded independent schools nearby including Smallwood Manor, Lichfield Cathedral, Denstone College, Abbotsholme and Repton, and the property lies within catchment for Abbots Bromley's Richard Clarke First School which feeds into the Thomas Alleyne's Middle and Oldfields High School in Uttoxeter.

Convenient road links can be accessed with ease from Radmore House, with the A50 and A38 giving access to major commercial centres in the Midlands. Regular, direct rail links to Birmingham and London can be found in nearby Lichfield, and the International Airports of Birmingham, East Midlands and Manchester are all within an easy drive.



Reception Hall 6.38, 3.58 x 5.96m (approx. 20'11, 11'9 x 19'6)

The front door opens into this attractive hallway, having a sash window to the front aspect, engineered oak flooring, cast iron radiators which extend throughout much of the property and a stone fireplace housing a wood burning stove. A bespoke staircase rises to the first floor, and

Open Plan Living & Dining Kitchen 10.18 x 6.8m (approx. 33'4 x 22'3)

A magnificent space having twin sets of sliding doors highlighting tranquil views over the gardens and countryside beyond. The **Kitchen** comprises a range of bespoke handmade base and full height units housing an oil fired Aga, space for an American fridge freezer and integrated appliances including dishwasher, hob with recessed extractor and double oven. The Quartz topped island unit housing breakfast bar stools to one side, and engineered oak flooring with under floor heating extends throughout. Steps lead down into the **Family Room**, and a door opens into the **Snug**, with twin sets of sliding doors opening out to the paved terrace and pool area

Snug/Playroom 4.42 x 3.15m (approx. 14'5 x 10'3)

A useful reception room having a window to the rear aspect and engineered oak flooring with under floor heating

Pantry 3.07 x 1.43m (approx. 10'0 x 4'8)

A useful space having base units with plumbing to allow for the installation of a sink and dishwasher. There are spaces for a fridge freezer and a below counter appliance

Family Room 7.07 x 4.73m (approx. 23'2 x 15'6)

A most impressive space having stone tiled flooring with under floor heating, impressive vaulted ceilings with skylights and sliding doors opening out to the terrace and pool area. A further door leads into the oak framed **Garden Room**, double doors open to a useful storage cupboard ideal as a bar, a brickwork chimney houses a recessed wood burning fire. A door opens into:

Shower Room 2.66 x 1.74m (approx. 8'8 x 5'8)

Doubling as a changing room for the pool, having walk in shower, fitted wash basin and wall hung WC, with tiled flooring and splashbacks, a heated towel rail and under floor heating





Rear Hall/Boot Room 5.76 x 2.03m (approx. 18'10 x 6'7)

A useful space having been cleverly designed as a functional boot room, having a fitted shelved cupboard, reclaimed flagstone flooring and under floor heating. Doors open into:

Laundry Room 3.54 x 2.12m (approx. 11'7 x 6'11)

Fitted with bespoke base units housing an inset Belfast sink and natural slate worksurfaces, with spaces for both a washing machine and tumble dryer. There is a window to the rear and full height units house further storage space, the controls for the under floor heating and a large double width drying cupboard

Study 2.64 x 2.12m (approx. 8'7 x 6'11)

Having dual aspect windows, flagstone flooring with under floor heating and a door opening into a useful walk in cupboard

Sitting Room 3.87 x 3.57m (approx. 12'8 x 11'8)

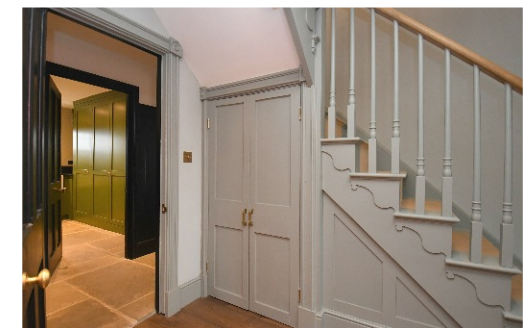
An attractive reception room having an open fireplace, exposed floor boards and a sash window to the front. A stud wall presents the opportunity to enlarge this room, or along with the ground floor bedroom suite this space offers an ideal self contained annexe

Annexe Bedroom 3.38 x 2.5m (approx. 11'0 x 8'2)

A double room having window to the rear and two fitted wardrobes. A door opens into the **En Suite** 2.6 x 1.14m (approx. 8'6 x 3'8), having wash basin set to vanity unit, wall hung WC and walk in shower, with tiled flooring, tiled splash backs and a chrome heated towel rail

Cloakroom

Comprising feature wash basin set to vanity unit and wall hung WC, with engineered oak flooring and painted wall panelling





Stairs rise to the first floor **Galleried Landing** 3.84 x 3.67m (approx. 12'7 x 12'0), having windows to two sides and character doors opening into:

Master Bedroom 4.42 x 4.38m (approx. 14'6 x 14'4)
A spacious double room having windows to two sides, all enjoying stunning rural views. An opening leads into the **Dressing Room** 3.32 x 2.1m (approx. 10'10 x 6'10) which services the master suite, having a range of hanging space and high level storage. Leading into:

En Suite Bathroom 4.07 x 3.75m (approx. 13'4 x 12'3)
A luxurious bathroom suite comprises bespoke Lefroy Brooks fittings including twin marble topped vanity units, wall hung WC, freestanding claw foot bathtub and oversized walk in shower, with tumbled marble tiled flooring and marble tiling to the shower. Windows to three sides each boast idyllic views, and the bathroom has under floor heating as well as two heated towel rails

Bedroom Two 3.95 x 3.34m (approx. 12'11 x 10'11)
Having a window to the rear enjoying stunning views and private use of:

En Suite 2.95 x 1.0m (approx. 9'8 x 3'3)
Fitted with wash basin set to vanity unit, wall hung WC and shower, with tiled flooring, tiled splash backs and a graphite heated towel rail

Bedroom Three 3.72 x 3.3m (approx. 12'2 x 10'9)
A third en suite bedroom having window to the rear enjoying idyllic views and a door opening into:

En Suite 2.7 x 1.0m (approx. 8'10 x 3'3)
Fitted with vanity wash basin, WC and shower, with a window to the side, a chrome heated towel rail, tiled flooring and tiled splash backs

Bedroom Four 3.63 x 3.55m (approx. 11'10 x 11'7)
With a window to the front aspect and two double fitted wardrobes

Bedroom Five 3.65 x 3.5m (approx. 11'10 x 11'5)
Currently used as a study but ideal as another double bedroom, having a sash window to the front aspect

Family Bathroom 3.24 x 2.18m (approx. 10'7 x 7'1)
Another elegant Lefroy Brooks suite comprises wash basin set to marble topped vanity unit, wall hung WC, panelled bathtub with marble surround and double shower, with marble tiled flooring, marble tiling to the shower, a heated towel rail and a window to the rear



Stairs continue to the second floor **Landing**, where doors open into:

Bedroom Six 5.01 x 3.94m (approx. 16'5 x 12'11)
Another double bedroom original structural roof timbers, dormer window to front and two side windows, radiator, ceiling light and hatch to loft storage space

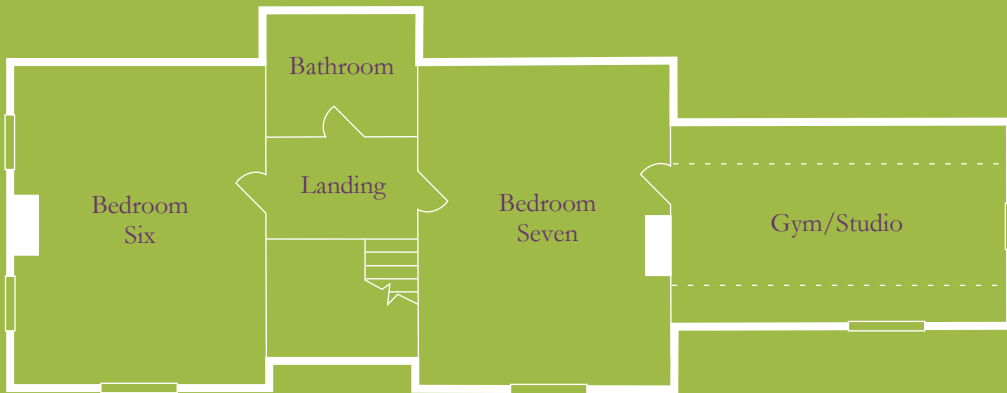
Bathroom 1.87 x 1.8m (approx. 6'1 x 5'10)
Fitted with wash basin set to vanity unit, WC and bathtub with shower unit over, having tiled splash backs, a heated towel rail and a skylight

Bedroom Seven 5.05 x 3.9m (approx. 16'6 x 12'9)
An ideal additional bedroom or teenagers lounge, having a dormer window to front. This level is ideal for conversion into a self contained apartment for a live-in nanny or dependent relative. A door opens into:

Studio/Gym 4.38 x 2.94m (approx. 14'4 x 9'7)
A versatile space ideal as walk in loft storage or a gym, having a dormer window to the front and exposed beams









Being ideal as a self contained annexe, guest house or Air BnB style rental, Grouse Cottage has been immaculately refurbished and extended, featuring generously proportioned interiors and three bedrooms, plus independent parking and outside space. Grouse Cottage is linked to the main gated entrance to allow for intercom access

A part-glazed door opens into the spacious **Reception Hall**, having stairs rising to the first floor accommodation and doors opening into:

Open Plan Living & Dining Kitchen 8.12 x 5.72m (approx. 26'7 x 18'9)

A superb open plan space featuring a traditional shaker style kitchen, formal dining area and sitting room with feature fireplace. The **Kitchen** is fitted with a range of full height, wall and base units with complementary worksurfaces over, housing an inset

sink with side drainer and integrated appliances including dishwasher, larder fridge, double oven and induction hob with extractor above. There is a breakfast bar to one side and a door opens into the utility room. Engineered oak flooring extends into the **Dining** and **Sitting Room**, a feature fireplace recess has a reclaimed brick hearth and there are windows to the side. Double doors with full height windows open out to the private gardens which enjoy stunning views

Utility 2.42 x 1.8m (approx. 7'11 x 5'10)
Wall and base units house an inset sink with side drainer and spaces for appliances including a washing machine, tumble dryer and fridge freezer. Also having engineered oak flooring

Lounge 5.7 x 4.03m (approx. 18'8 x 13'2)
Another generously proportioned reception room having a window to the front, twin double doors to

the side and a wood burning stove set to stone hearth

Cloakroom
Fitted with wash basin and WC, with engineered oak flooring

Stairs rise to the first floor **Landing**, having a window to the front overlooking idyllic rural views. Doors lead into:

Master Bedroom 4.02 x 3.52m (approx. 13'2 x 11'6)
Double doors open to a Juliette balcony enjoying views over the gardens and countryside beyond

En Suite 2.18 x 1.63m (approx. 7'1 x 5'4)
Comprising wash basin set to vanity unit, WC and corner shower, with tiled flooring and splash backs, a heated towel rail and a skylight

Bedroom Two 3.96 x 2.94m (approx. 12'11 x 9'7)
Another spacious double bedroom having a dormer

window to the front

Bedroom Three 2.4 x 1.93m (approx. 7'10 x 6'3)
With a skylight, a range of fitted wardrobes and useful eaves storage

Bathroom 2.15 x 1.67m (approx. 7'0 x 5'5)
A modern suite comprises pedestal wash basin, WC and bathtub with shower unit over, with tiled flooring, tiled splash backs, a chrome heated towel rail and a skylight

Outside
From the driveway, there is a private parking area for Grouse Cottage which leads to a garden shed. A private and well tended garden is laid to a paved terrace and lawns given privacy from mature hedging to either side, and panoramic views can be enjoyed from the terrace and gardens









Radmore House is approached via a quiet lane around 1 mile from the village of Abbots Bromley. Ornate electric gates opens into a sweeping driveway which leads to Grouse Cottage and Radmore House and to a large parking area. There is planning already in place for a new garage, and an area of garden off the drive offers an ideal space for a separate detached garage (STPP). The drive extends to the side of the property leading into a rear courtyard which houses the oil tank, and a second gated entrance back onto Radmore Wood Lane. The courtyard has exterior lighting and both hot and cold running water

Radmore House is set at an elevated position overlooking the **1.6 Acre Formal Gardens** and tranquil countryside views beyond. A paved pathway leads to the front door and a walkway leads to the side of the property where a sandstone terrace leads down to the pool area.

The **Swimming Pool** is heated by both a oil boiler and an Air Source Heat Pump located in a separate pool house, and two sets of sliding doors open into the kitchen and family room. From the terrace, there is a fabulous oak framed **Garden Room**, offering an undercover entertaining space with a brick built pizza oven, power, lighting and water, all overlooking idyllic views. Throughout the garden there are pathways and mature borders, with extensive lawns providing plenty of space to enjoy the tranquil setting

1.6 Acre Paddock

Bordering two sides of the gardens, this grass paddock is accessed via a five bar gate from the driveway plus a second pedestrian access from the top of the garden. The paddock is securely fenced for livestock offering an ideal pony paddock or smallholding base, featuring a mains fed water trough



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.

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