



Murray, 4 Friary House, The Old Rectory, Admaston, WS15 3NL



Set within the regal Blithfield Hall Estate is Murray, a luxurious ground floor apartment showcasing beautifully spacious living accommodation, two double bedrooms and tranquil south facing gardens. Being offered with the benefit of no upward chain, this elegant countryside home retains a wealth of exquisite feature throughout, including traditional panelling, doors, architraves and coving, with sash windows featuring original window seats. The windows to the rear of the apartment also afford an exceptional outlook over surrounding countryside. The interiors comprise briefly communal hallway, stunning private reception hall, drawing room and a bespoke kitchen, with two double bedrooms serviced by fitted wardrobes, a master en suite and a shower room. Outside, there is a double garage and allocated parking as well as further visitors parking within the mature woodland, and private south facing gardens extend to the rear overlooking tranquil views towards Cannock Chase.

The Old Rectory is set within three acres of the Blithfield Hall Estate approached via a lengthy driveway through countryside overlooking Blithfield Reservoir below. Formed by an array of character conversion and traditionally styled homes, this historic location is renowned for its peaceful setting as well as convenient proximity to local village amenities and leisure pursuits. Abbots Bromley is a few minutes drive from the property and is home to shops, pubs and a butchers, with more comprehensive shopping facilities easily reached in the Cathedral City of Lichfield. Blithfield Reservoir hosts fly fishing and a sailing club, and local golf courses include The Manor, Ingestre Park and Uttoxeter Golf Club. Cannock Chase is also within an easy drive. The property is well placed for access to the A50, M1, M6 and M42 and direct rail links from Lichfield give access to Birmingham and London (in 80 mins).

- **Elegant Ground Floor Apartment**
- **Idyllic & Prestigious Parkland Setting**
- **Private Gardens with Stunning Views**
- **Offered with No Upward Chain**
- **Impressive Communal Hallway**
- **Wealth of Character Throughout**
- **Private Reception Hall with Idyllic Views**
- **Magnificent Drawing Room**
- **Bespoke Kitchen**
- **Two Double Bedrooms**
- **En Suite Bathroom & Shower Room**
- **Stunning South Facing Gardens**
- **Double Garage & Allocated Parking**
- **Further Visitors Parking**
- **Ideally Placed for Commuter Routes & Local Amenities**

A regal pillared entrance leads to the communal hallway to Friary House, which services just three additional apartments. The hallway features stunning oak carved staircase and a private stained glass door opens into Murray

Reception Hall 11.33 x 2.0m (approx. 37'2 x 6'7)

A most impressive welcome to this exquisite home, having checkerboard tiled flooring, feature pillars and a wealth of intricate coving and panelling. A sash window with window seat below enjoys tranquil countryside views, and a door opens into:

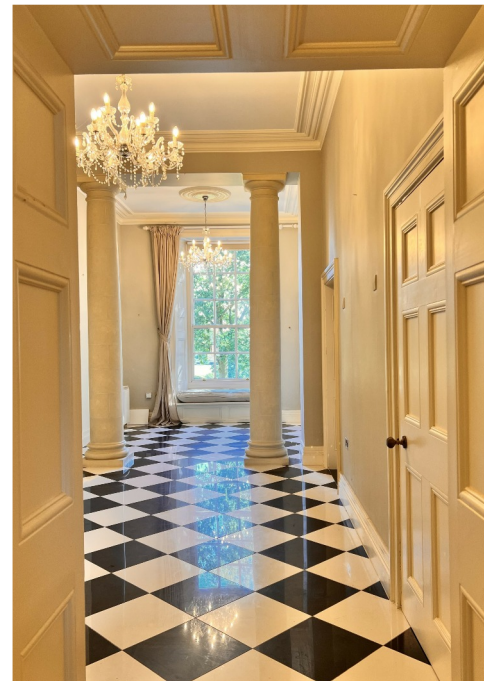
Drawing Room 7.56 x 7.55m (approx. 24'10 x 24'9)

Occupying the bay of The Old Rectory, this expansive reception room has bespoke fitted storage, an electric fireplace and sash windows with window seats enjoy a picturesque outlook over the gardens and views beyond. French doors open out into the gardens

Bespoke Kitchen 4.6 x 3.53m (approx. 15'1 x 11'7)

A quality range of solid handmade units topped with granite worksurfaces house an inset sink, and a range of integrated appliances including fridge, freezer, dishwasher and washing machine. There is space for an Aga and the kitchen has a sash window to the front with window seat below





Doors from the **Reception Hall** lead into:

Master Bedroom 5.83 x 4.72m (approx. 19'2 x 15'6)
A stunning principal bedroom having double fitted wardrobes and a window to the rear enjoying idyllic garden and countryside views. with private use of:

En Suite Bathroom 3.38 x 3.34m (approx. 11'1 x 11'0)
A luxurious suite comprises twin wash basins set to marble topped vanity units, WC, bidet and double ended bathtub, with tiled flooring, traditional panelling, a heated towel rail and a sash window to the side

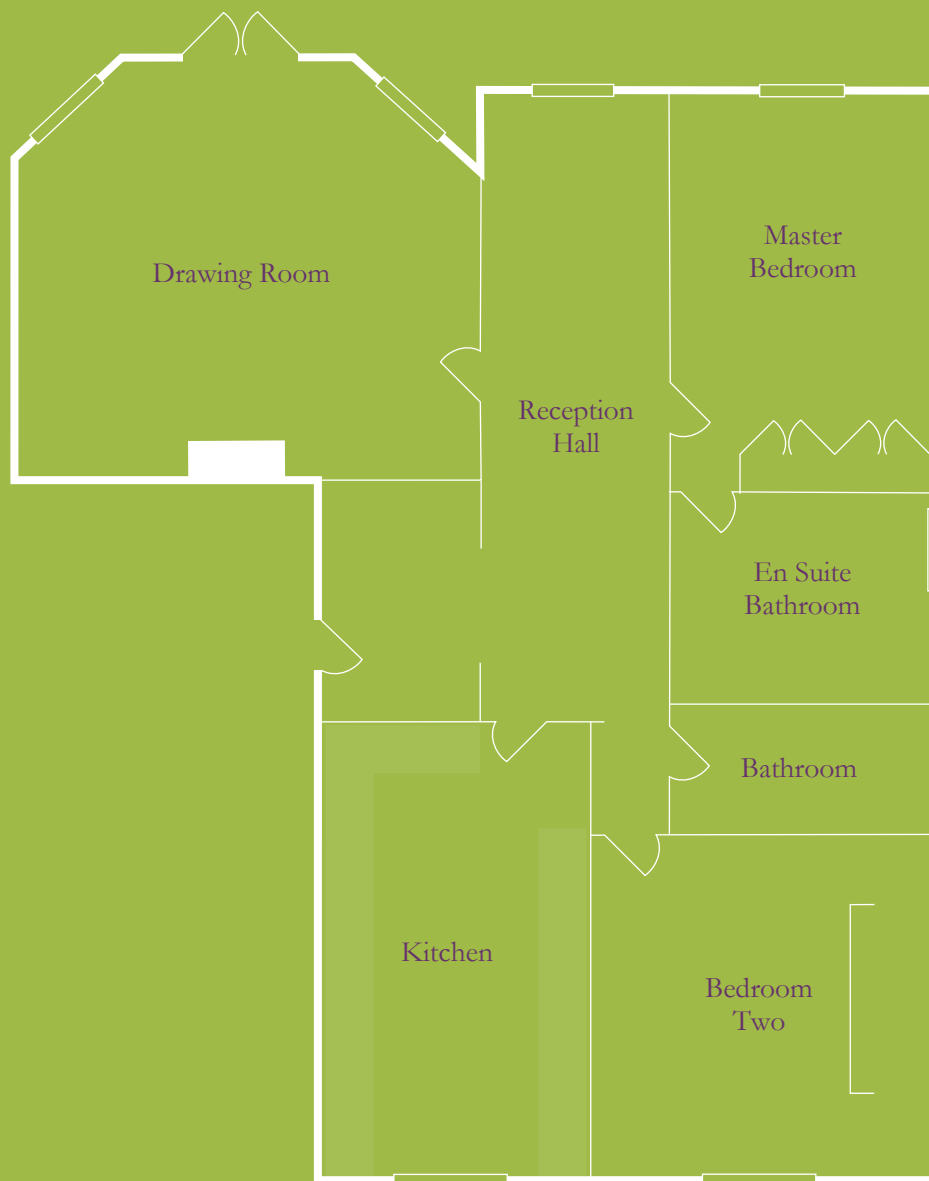
Bedroom Two 4.53 x 3.38m (approx. 14'10 x 11'1)
Another double room having sash window to the front and a cleverly designed walk in wardrobe

Shower Room 3.38 x 1.47m (approx. 11'1 x 4'10)
A modern suite comprises wash basin set to vanity unit, WC, bidet and double shower, with tiled splash backs and a heated towel rail

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		







Outside

Murray benefits from a pleasant approach through mature woodland where there is designated visitors parking. Within a courtyard there is a **Double Garage** owned by the property, there are two allocated parking spaces and a further allocated parking space lies opposite the apartment. Steps lead down from the garages to a pathway leading to the apartment

Private South Facing Gardens

Accessible directly from the apartment are stunning private gardens enjoying a most impressive outlook over surrounding countryside and farmland. Stone steps lead down from the **Drawing Room** to an expansive paved terrace, where lawns lead down to a character walled and fenced boundary. Enjoying an excellent degree of privacy, the rear garden features a variety of neatly maintained shrubs, flowers and topiary and offers a most idyllic and secluded space to appreciate this unique location

Please Note: a service charge of £250 PCM are payable



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.