



Lilac Cottage, Lichfield Road, Armitage, WS15 4DX

Residing within an established 0.3 acre gated plot is Lilac Cottage, a quintessential English cottage dating back to the 1830s, offering characterful and immaculately presented interiors, four bedrooms and a delightful rural setting with open views to the rear.

Having been refurbished extensively around 10 years ago by the existing vendors to include additional insulation, new windows, upgraded electrics, a new consumer unit and landscaping to the outside space, this charming detached cottage offers the ideals of a secluded rural location surrounded by countryside with the convenience of being

within a few minutes drive of the handsome city centre of Lichfield.

The elegant interiors comprise briefly porch, three reception rooms plus a conservatory, a study/bedroom four, kitchen, boot room and cloakroom to the ground floor, with three bedrooms (two generous doubles) to the first floor serviced by a luxurious family bathroom.

Outside, double gates open into an expansive gravel driveway, giving access into the double and single garages (potential for conversion STPP) as well as a central border creating 'in and out' parking. The wrap around gardens

have been beautifully cultivated to create seclude entertaining areas, established lawns and borders stocked with a variety of foliage, with mature trees providing screening to the front. To the rear of Lilac Cottage, a post and rail fence highlights open views to the rear aspect over open farmland.

Lilac Cottage lies partway between Lichfield and Armitage, two thriving communities offering a superb array of facilities and excellent rail and road commuter links. The Cathedral City of Lichfield is around five minutes drive away and offers amenities including a shopping centre, restaurants,

supermarkets and the Lichfield Garrick theatre, as well as leisure pursuits including Beacon Park and Stowe Pool. Also accessible in Lichfield are rail links to Birmingham and London (in 80 minutes), and Cannock Chase can be reached in a short drive. The local village of Kings Bromley is also just a few minutes away offering a Co-op, a pub and church, there are rail links also available from Rugeley train station. Lilac Cottage is ideally located for travel along the A51, A38 and A515, and the International airports of Birmingham and East Midlands are both within an easy drive.



- Character Detached Cottage
- Rural Setting with Countryside Views
- Established 0.3 Acre Gardens
- Wealth of Character Throughout
- Three Reception Rooms & Conservatory
- Farmhouse Style Kitchen
- Study/Bedroom Four
- Boot Room & Cloakroom
- Three Bedrooms & Family Bathroom
- Gated Entrance, Triple Garage & Ample Parking
- Oil Central Heating & Double Glazed Windows
- Rural Setting with Countryside Views
- Well Placed for Commuter Routes & Amenities

The front door opens into a charming gable **Porch** to the front, having quarry tiled flooring and a door leading in turn into:



Dining Room 3.58 x 2.9m (approx. 11'9 x 9'6)

A beautifully presented reception room having exposed beams and double doors opening out to the side aspect. A door opens into:

Lounge 9.83 x 3.02m (approx. 32'3 x 9'11)

Another elegant reception room having windows facing the front aspect and a wealth of exposed beams. A thumb latch door opens into the

Breakfast Room, and further double doors lead into:

Conservatory 3.9 x 2.88m (approx. 12'9 x 9'5)

Enjoying idyllic views over the gardens, the conservatory has double doors opening out to a decked entertaining terrace to the side

Breakfast Room 3.12 x 2.25m (approx. 10'3 x 7'5)

A versatile space ideally positioned to make the kitchen larger if desired, having a window to the rear and thumb latch doors opening into the **Study/Bedroom** and:

Kitchen 4.37 x 2.2m (approx. 14'4 x 7'3)

A well appointed range of wall and base units feature oak effect worksurfaces over, with an inset sink with side drainer, a recess housing a range cooker and spaces for a dishwasher and washing machine. A window to the rear enjoys tranquil countryside views, and the kitchen has oak effect flooring and a thumb latch door into:

Boot Room 3.85 x 1.4m (approx. 12'8 x 4'7)

A useful rear hallway, having oak effect flooring, space for a fridge freezer, a door opening out to the rear and a window to the rear overlooking countryside views

Cloakroom

With a window to the side and a modern suite having fitted wash basin and WC. A thumb latch door opens to a useful storage cupboard

Study/Ground Floor Bedroom Four 3.6 x 2.28m (approx. 11'10 x 7'6)

Accessed from the **Breakfast Room**, this versatile room is ideal as a fourth bedroom or home office, having windows to two sides





Stairs rise to the spacious **First Floor Landing**, having a wealth of character and a window to the front overlooking rural views. Doors open into:

Master Bedroom 4.35 x 3.1m (approx. 14'3 x 10'2)
A spacious double room having windows to the front aspect

Bedroom Two 3.6 x 3.03m (approx. 11'10 x 9'11)
Another double room having dual aspect windows with views. Please note, the wardrobes in bedrooms one and two are included in the sale

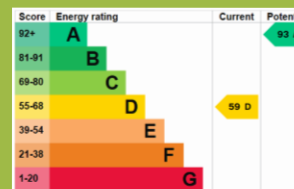
Bedroom Three 2.75 x 1.82m (approx. 9'0 x 6'0)
Having a window to the front

Family Bathroom 3.18 x 2.23m (approx. 10'5 x 7'4)
Comprising a luxurious suite having wash basin set to vanity unit, WC, walk in shower and contemporary freestanding bathtub, with tiled flooring, tiled splash backs and dual aspect windows









Outside

Double gates and a private driveway lead into an expansive gravel parking area, where a central border provides an 'in and out' parking as well as access into the garages via manual entrance doors. An area of lawn to the side of the cottage has gated access leading to the oil tank. Subject to relevant permissions, the triple garage block offers excellent potential for conversion

Double Garage 5.2 x 4.83m (approx. 17'0 x 15'10)

Single Garage 5.2 x 2.56m (approx. 17'0 x 8'5)

0.3 Acre Gardens

Extending mainly to the front and side of the cottage, the delightfully mature and established cottage garden enjoys an excellent degree of privacy as well as thoughtfully designed landscaped areas including elevated decking to one side and a charming Japanese inspired garden with pergola and ornamental pond. To the far side of the garden is a small orchard home to apple, plum, pear and cherry trees, mature trees to the front aspect provide privacy from the road and a post and rail fence to the rear highlights the open farmland views beyond



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.