



Old Smithy Cottages
Brewood | Staffordshire | ST19 9BU

OLD SMITHY COTTAGES



Old Smithy Cottages dates back as far as the 14th century and through the years combines three to four properties which now consists of a single dwelling being a five bedroom Grade II listed character family residence. With an abundance of character and features throughout and situated in the popular village of Brewood this property gives you the advantage of feeling your living in the country with the benefit of easy walking distance to the village centre. An enclosed sunny rear garden is ideal for children and with a garage and enclosed gated off road parking giving complete privacy.



KEY FEATURES

On entering Old Smith Cottages and into the entrance porch you have the option of entering the snug to your right or the lounge to your left. This is a property which has combined numerous small cottages into the current residence and dates back as far as the 14th century. The reception rooms are quirky have an abundance of character features and versatile if you desire an open plan layout. The snug is a perfect example of this with its feature fire place and cosy ambiance which also has opportunity to knock through to the sitting room to create a more open plan reception space. However on its own the sitting room like the snug is a very cosy room having its own fire place as its focal point. The lounge like the snug and sitting room has an abundance of character with its exposed wooden beams, log burner fire place and and its own secret entrance to the dining room via the wooden library shelf. The dining room is spacious and perfect for entertaining on those special occasions and again has an abundance of character features throughout something which continues throughout the whole property. The kitchen/breakfast room is spacious, light and airy and overlooks the rear garden and creates a nice balance of a traditional farmhouse style but also a natural place to congregate around the breakfast table. The ground floor also includes a separate laundry room, boiler room as well as two downstairs cloakrooms which completes the ground floor accommodation.

First Floor:

The first floor accommodation in keeping with the ground floor is spacious light and airy. All five bedrooms having an abundance of character features with exposed beams to each room and individual in their own style. The master bedroom benefits from having its own modern individual en-suite shower room as well lovely views to wake up to over the rear garden. The remaining four bedrooms are equally spacious and are complimented by the family bathroom with a further oak staircase to the second floor where there is further potential to expand into the substantial sized roof space.

Outside:

The gardens to the rear are mainly laid to lawn with a substantial terrace area adjacent to the rear of the property.

There is an enclosed courtyard offering parking for numerous vehicles with garage and storage and accessed via electric gates giving privacy and security.

















SELLER INSIGHT

“When I was a child, my father used to take us for bike rides to the beautiful and historic English Heritage site Boscobel House, where Charles the second hid from Cromwell during the battle of Worcester,” says the current owner of 48 Dean Street. “Every time we rode there, normally a Sunday morning, we would stop at this old house 10 minutes away for a drink and I would say to my dad, ‘I’m going to live in that house one day’. Now here I am forty-five years later, living in my dream home - I do not have the words to describe the comfort, beauty and serenity the house has given to me and has to offer somebody new.”

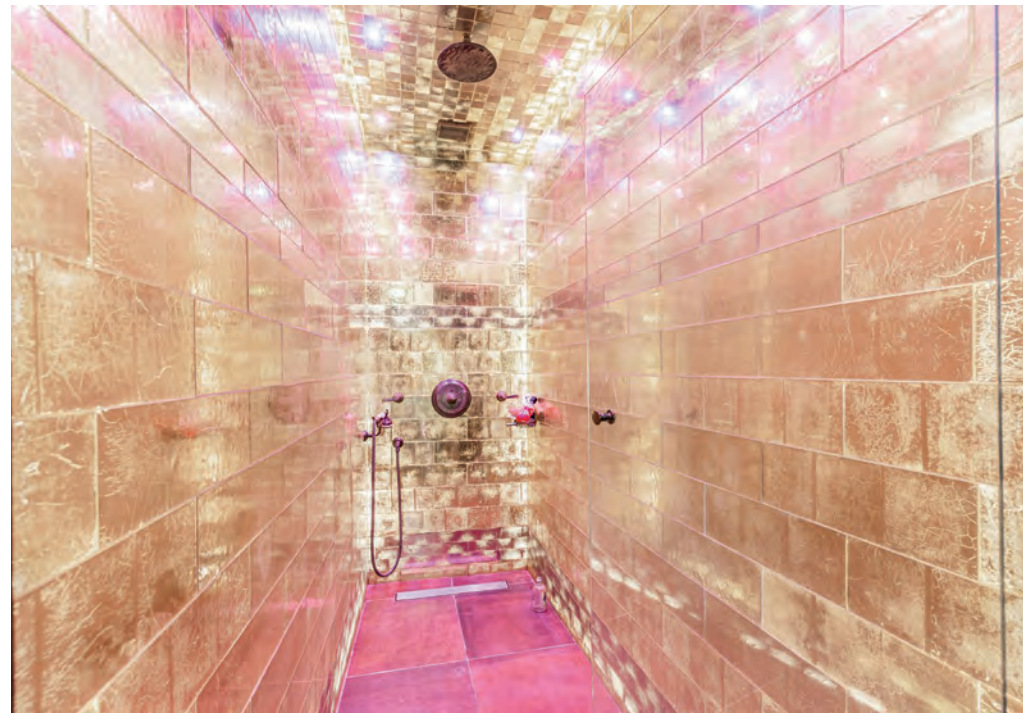
“The house itself is one of the 50 oldest houses to be inhabited in Britain,” the owner continues, “dating back to when it was built around 1300 - 1350. There is said to be a possibility that Charles II took refuge in the house, hiding here from Cromwell when he fled from Boscobel House. This is supported by the presence of a priest-hole running through the centre of the property from the attic through to the ground floor, which I have made into a feature with a glass window in the wall. The house also boasts a Crown Post Roof construction, which will make a wonderful feature should anyone want to develop the three rooms in the loft area. For my part, I have made various improvements since moving in, from bespoke French silk wallpaper for the master bedroom, to a luxurious walk in shower complete with glass tiles inlaid with 22 carat gold leaf, Bose yacht speakers, coloured mood lighting, a heated floor, and a bespoke Louis Vuitton shower. My favourite room remains the kitchen, however - after a nice country walk behind the house there is nothing more welcoming than walking in and being welcomed by the beautiful warm fire. I sometimes lose track of time sitting in front of it with a glass of wine, as there is no nicer place to be on a cold winter’s night.”

“Outside, a portcullis gated entrance to the property opens up on a cantilever mechanism to reveal the house and its stunning grounds,” the owner says. “This lends a wonderful sense of privacy and serenity to the garden, which is remarkably peaceful and catches the sun all day. In the winter when the snow hits the garden, it is a beautiful sight to see the sun shining through the trees and across the garden – there is an almost fluorescent blue tint to everything and you would almost think that you were in the Alps. There is also an abundance of Robins during the winter months and they are always a joy to see. I also had a new reinforced roof fitted to the flat area above the laundry room to accommodate a small green house for strawberries and tomatoes, as this spot is a real sun trap so perfect for growing things.”

The local area has much to recommend it, too. “I will miss the wonderful sense of community the house and neighbours have to offer,” says the owner, “not to mention the idyllic setting. As soon as you step out of the gates into the lane, you can walk for miles through beautiful countryside, along the canal or around the bird sanctuary and reservoir. The village itself boasts a library, good schooling, a doctor’s surgery, award winning butchers and two convenience stores, all within 5 minutes’ walk of the house. The village hall has regular entertainment to suite all tastes, and the local bars and restaurants are very friendly and reasonably priced. You are also close to the M6 and a 15 minute drive from Wolverhampton or Stafford. Also just a few minutes’ drive away is the local market in Penkridge, held every Wednesday and at weekends. Train stations to London are very close in Penkridge and Wolverhampton, plus easy access to the M6 for travel by car.”*

*These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













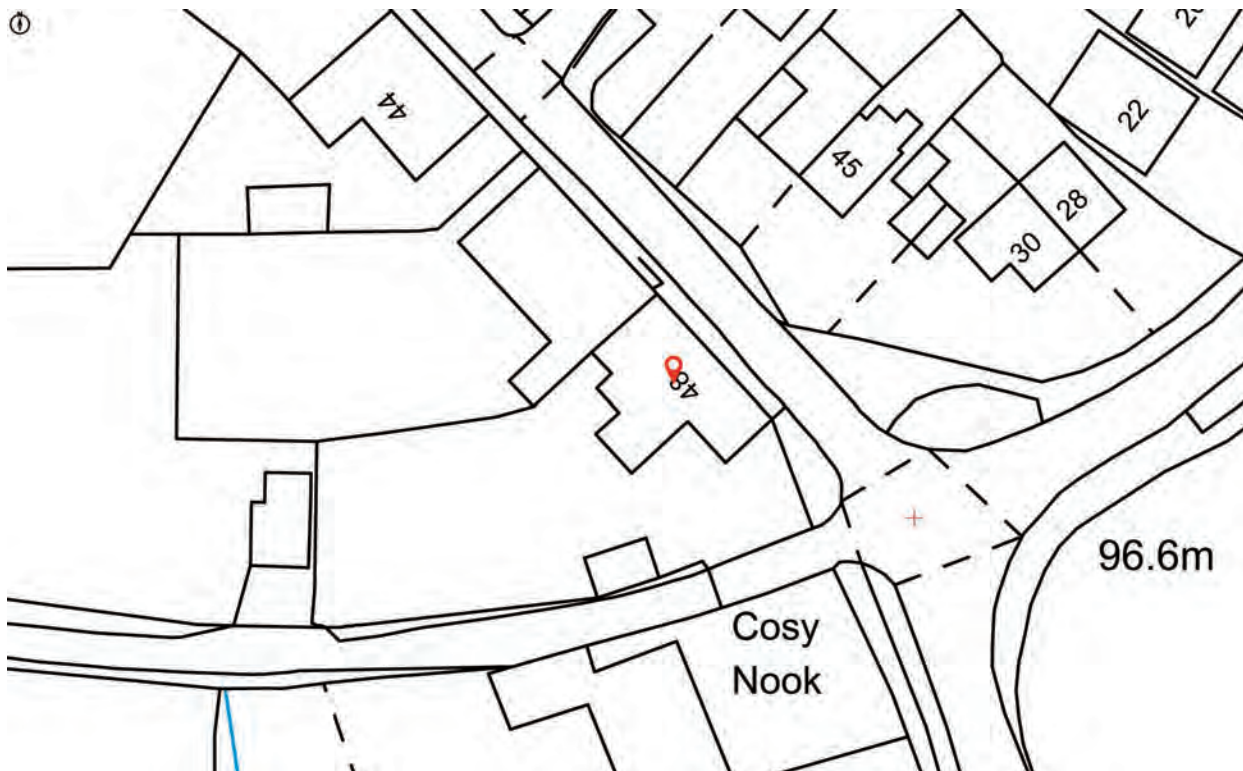




LOCAL AREA

Old Smithy Cottages is situated close to the centre of the village of Brewwood and in easy reach of the A449 and M6 and 20 minutes from Wolverhampton train station and in turn 1 hr 20 mins from London Euston, Birmingham is 20 mins away and Manchester 1 hour. Private schools are in close proximity with St. Dominics being situated in Brewwood itself.





INFORMATION

Services:
Main Gas, Electric and Water

Local Authority:
South Staffordshire Council
Council tax band: G

Situated in a Conservation Area – for more details please contact Karl Rusk.

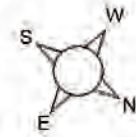
Viewing Arrangements:
Strictly via the vendors sole agents Fine & Country on 01889 228080

Website:
For more information visit www.fineandcountry.com/staffordshire



Opening Hours:
Monday to Friday – 8.00 am – 8.00 pm
Saturday - 9.00 am - 4.30 pm
Sunday – 10.00am -4pm

Dean Street, Brewwood, Stafford
 Approximate Gross Internal Area
 Main House = 2672 Sq Ft/248 Sq M
 Garage = 215 Sq Ft/20 Sq M
 Outhouses = 33 Sq Ft/3 Sq M



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*We value the little things
that make a home*



KARL RUSK

PARTNER AGENT

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

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