



Ingle House, Shute Hill, Lichfield, Staffordshire



Ingle House, Shute Hill, Lichfield, Staffordshire **WS13 8BZ**

An outstanding bespoke country home, built in 2015 and set in approximately 3.48 acres close to the Cathedral city of Lichfield.



Guide price: £2,495,000

Tenure: Freehold

Local authority: Lichfield District Council

Council tax band: G





Ingle House

Constructed in 2015 and designed by the award-winning Oakwrights, Ingle House is a most enchanting contemporary timber-framed home set in a glorious plot of just under 3.5 acres. Set within the West Midlands Green Belt, Ingle House enjoys an idyllic setting surrounded by countryside yet is only minutes away from the historically rich Cathedral city of Lichfield which offers extensive shopping, dining and leisure facilities.

The house has been constructed to an exacting standard with quality features such as a Sonos sound system, Porcelanosa tiling and sanitary ware, underfloor heating throughout, solid Oak second fix, flagstone flooring and solid Akoya hardwood windows. The result is a well-balanced country residence with character, modern luxury, and convenience.

Entered via an open oak framed porch, a wide entrance door opens to an exceptional, elegant galleried reception hall with flagstone flooring, solid oak staircase and oak framed glazing allowing light to flood in. Doors radiate to the principal reception rooms and a useful guest cloakroom/WC.

To one side of the entrance hall is the handy dual-aspect study, making the ideal home office. Off the back of the entrance hall is the vast sitting room flooded with natural light via the dual aspect openings. A sandstone fireplace encases a Chesney stove, whilst the beamed ceiling draws the eye to the patio doors which open onto the south-facing terrace. Double doors from the sitting room and a doorway from the entrance hall open to the superb open plan kitchen dining living room.



Grand reception hallway



Living room

The kitchen dining living room is of outstanding quality and design, this vast space is well-zoned into definitive areas. The dining area provides plenty of space for seating and entertaining, with the flagstone floor continuing on from the entrance hall. The flagstone flooring continues through to the kitchen area which has been meticulously considered. A range of two-tone solid wood bespoke wall, floor and island cabinetry is set underneath both Quartz and Corian surfaces. There are a range of integrated appliances including four oven AGA, Quooker tap, Miele dishwasher, pair of Neff ovens, and Neff hob. A very useful pantry provides excellent storage, whilst the utility is found off the kitchen and provides access to outside. To the rear of the kitchen and dining areas is the family area. This space is cleverly zoned by a double-sided, slate-clad chimney breast which incorporates a double-sided Chesney stove. The flagstone floor continues into the living area which is entirely glazed and includes doors to the terrace, with the glazing providing idyllic rural views from every angle.



Living room



Kitchen



Dining area





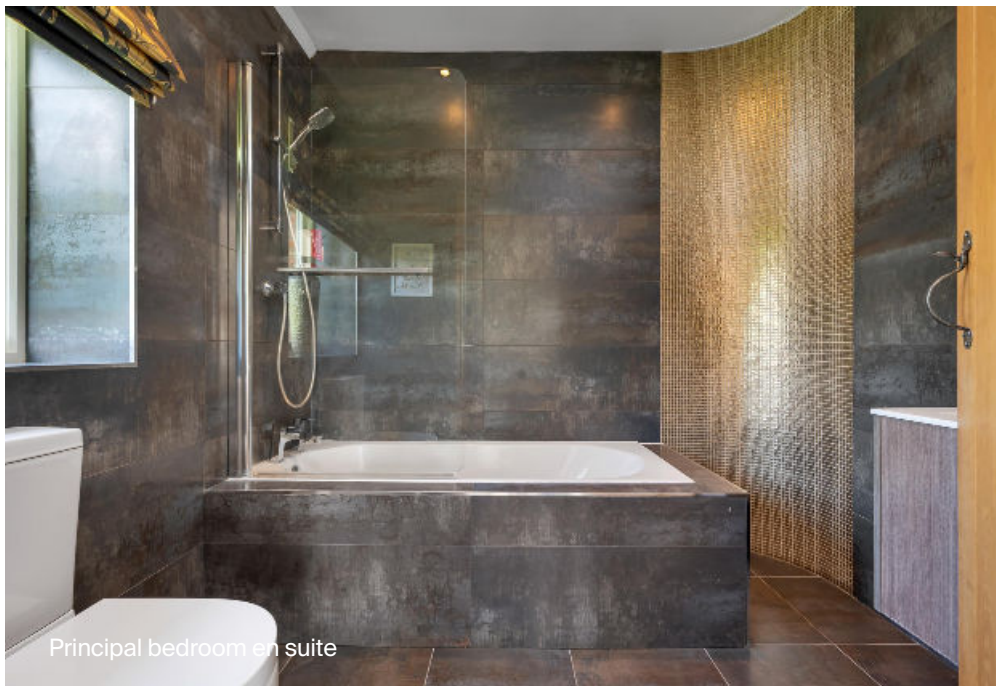
Principal bedroom

Upstairs

Solid oak stairs rise from the entrance hall to a vaulted and galleried landing of excellent proportions. The large and inviting principal suite is of excellent proportions and includes a full glazed gable section with a Juliet balcony to make the most of the panoramic views. There is a dressing area with walk-in wardrobe off the back of the bedroom area and an en suite bathroom with full Porcelanosa fittings and tiling.

There are two additional en suite bedrooms, one front-facing and one rear-facing. Both rooms offer dual-aspect views, vaulted ceilings and full Porcelanosa en suites. There are a further two bedrooms, one currently having been fitted out as an additional dressing room.

The family bathroom is off the centre of the landing and is a serene space fully fitted out with Porcelanosa fittings including a contemporary roll-top bath.



Principal bedroom en suite



Principal bedroom dressing room



The annexe

Accessible off the driveway yet in view of the house itself is a recently completed annexe. The annexe offers excellent secondary accommodation and includes an open plan kitchen living area with fully fitted kitchen and guest WC off as well as vast first floor bedroom with en suite shower room.

The annexe offers an ideal opportunity for multi-generational living or staff accommodation as required by an incoming purchaser. Within the same building as the annexe is a handy garage, whilst at the bottom of the garden is a pretty summer house set amongst the gardens.



Annexe - open plan kitchen



Annexe - bedroom



Annexe - open plan living room



Gardens and grounds

The magical gardens at Ingle House have been carefully curated to create an ornate garden within a parkland style setting. A wide and tall pair of oak gates open to an expansive gravelled driveway which provides parking for numerous vehicles. Slate pathways provide access to the front porch and to each side of the house itself.

To the rear of the house is a vast south-facing elevated terrace. The terrace includes outdoor speakers and outdoor lighting with far-reaching views across the parkland plot and countryside beyond.

The gardens themselves are beautifully manicured to include specimen trees and well stocked beds. Surrounding the garden, the balance of the plot is laid out as rolling parkland to make the most of the surrounding views.









Location

Situated amongst the West Midlands green belt, Ingle House is set on the periphery of the village of Chorley.

The thriving Cathedral city of Lichfield offers a good range of amenities including shops and leisure facilities. In addition, it enjoys an active social calendar including the annual Lichfield Festival, Medieval Market, and Lichfield Literary Festival.

There is an excellent range of schooling within the area including Lichfield Cathedral School, Repton School, and Denstone College. There are direct rail services from Lichfield Trent Valley to London Euston in 1hr 14minutes.

The M6, A5, and A38 are also within easy reach, whilst the M6 Toll junction T6 is just over 4 miles away.



Ingle House, Shute Hill, Chorley, Lichfield

Approximate Gross Internal Area

Main House = 315 sq.m/3391 sq.ft

Annexe = 91 sq.m/980 sq.ft

Garage = 21 sq.m/223 sq.ft

Outbuilding = 18 sq.m/196 sq.ft

Total = 445 sq.m/4790 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.



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Location SK 074 107
Scale 1:1,250 @ A4
Drawing No. Y22481-01
Date 07.06.24



Based on Ordnance Survey 1:2,500
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Total Area - 1.41 ha / 3.48 ac

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