



COACH HOUSE MEWS, ADMASTON, RUGELEY

£440,000 Leasehold

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Coach House Mews

A Grade II listed home in the grounds of historic Blithfield Hall

Set within the landscaped grounds of Blithfield Hall and approached by a long, tree-lined drive, Coach House Mews is part of an 18th-century coach house and stables, sympathetically converted in 1984. Its position in the small hamlet of Admaston offers complete privacy, while the surrounding countryside unfolds in every direction, with the shoreline of Blithfield Reservoir just a short stroll away.

This is a home for those who value heritage and setting in equal measure. The architecture retains its original character - stone mullion windows, exposed beams, and vaulted ceilings - yet the interior is designed for modern living, with generous rooms and well-considered updates. From the principal reception room, views extend across the courtyard to open fields beyond, creating a constant connection to the landscape.

A private garden lies in a separate plot to the side of the buildings - a pretty, enclosed green space with seating areas that catch the afternoon sun. It is a tranquil place to read, take morning coffee, or simply enjoy the quiet of the surroundings. The property also benefits from two garages within a nearby block, providing secure storage and private parking.

The reservoir itself is a haven for walking, sailing and wildlife. Footpaths wind through meadows and woodland, changing with the seasons, while the nearby village of Abbots Bromley offers a traditional butcher, village store and country pubs. For broader amenities, Rugeley and Uttoxeter are both within easy reach, as are rail connections to London from Rugeley Trent Valley and Lichfield.

Across two floors, the layout balances comfort with a sense of occasion. The entrance hall features a bespoke study area, while the sitting room draws you in with its original beams and focal fireplace. The kitchen and dining area is light-filled and well-equipped, opening naturally into a space for relaxed entertaining. Upstairs, three double bedrooms include a principal suite with fitted wardrobes and an en suite shower room, complemented by a family bathroom with a roll-top bath.

Entrance Hall

The entrance hall sets the tone for the rest of the home, with warm timber floors, a balustrade staircase and soft light from the courtyard windows. A bespoke fitted desk creates a discreet home office space, ideal for working or reading in quiet. A practical under-stairs cupboard keeps the area clutter-free, allowing the architectural details to stand out.

Sitting Room

This elegant reception room is a place to pause and take in the heritage of the building. Two deep-set stone mullion windows frame pastoral views, while a further window to the rear brings in the afternoon sun. Exposed beams run across the ceiling, drawing the eye upwards, and a feature fireplace adds a natural focal point. The generous proportions invite both relaxed evenings and more formal gatherings.

Cloakroom

Conveniently placed just off the hall, the cloakroom is finished with a vanity basin, low-level WC and frosted sash window. Subtle panelling and tiled detailing keep the look fresh and timeless.

Kitchen and Dining

At the heart of the home, the kitchen and dining room is filled with light from dual rear windows. A central island offers extra preparation space as well as a place to gather over morning coffee. Cabinetry is paired with practical tiled splashbacks, and integrated appliances are complemented by space for additional freestanding pieces. Original beams above and spotlights below balance the sense of history with a contemporary feel. The open plan layout encourages easy movement between cooking, dining and conversation.

First Floor Landing

The landing is wide enough to feel like a room in its own right, with front-facing stone mullion windows and a built-in linen cupboard. From here, doors lead to the three bedrooms and family bathroom.

Principal Bedroom Suite

The principal bedroom enjoys a rear aspect with twin windows overlooking the grounds. Built-in wardrobes provide generous storage without interrupting the flow of the room. The en suite shower room is finished with a double shower, fitted vanity units and a vaulted Velux window that fills the space with natural light.

Bedroom Two

A second double bedroom of notable scale, with two stone mullion windows and fitted wardrobes. Its position within the original building gives it an intimate yet airy atmosphere.

Bedroom Three

Currently arranged as a guest room, this third double bedroom is equally suited to use as a study or dressing room. Rear-facing windows frame views of the landscaped grounds.

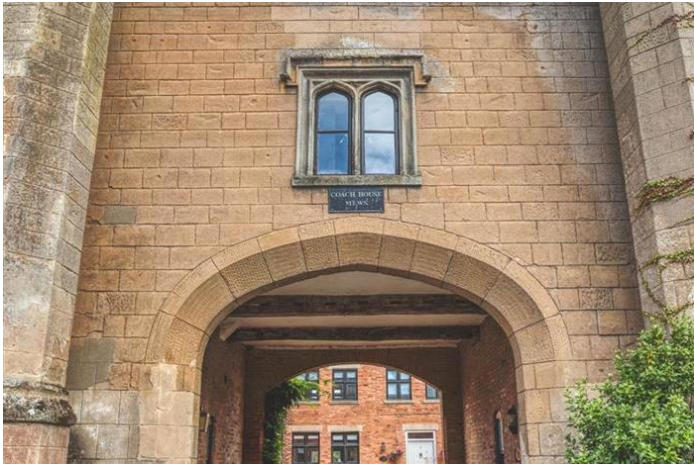
Family Bathroom

A statement bathroom with a four-piece suite, including a claw-foot roll-top bath, pedestal basin, WC and separate shower. Vaulted ceilings with exposed beams and a Velux window create a spa-like quality, making it a space to linger.

Council Tax Band: F

Tenure: Leasehold (999 years)

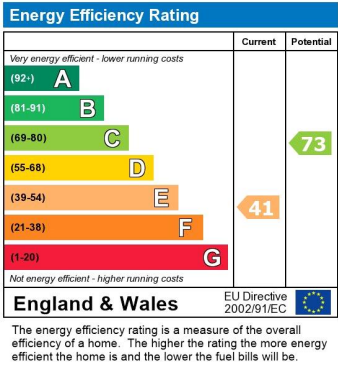
Ground Rent: £99 per year
Service Charge: £647 per year
£100 year for garden
£99 year for the ground rent
Lease Start Date 19/11/1984
Lease End Date 29/09/2983
Lease Term 999 years from 29 September 1984
Lease Term Remaining 958 years
Parking options: Garage
Garden details: Communal Garden
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains











Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.