

for sale

offers in the region of **£895,000**



Mileford Cottage Wenlock Bank Lapley Stafford ST19 9QE

"A STUNNING DETACHED COUNTRYSIDE RESIDENCE & REFURBISHED DETACHED COACH HOUSE"

stunning grounds stables & various outbuildings, Caravan Club & annex facilities, lounge, conservatory, 2 kitchen areas, utility, dining room, wc, home office, four bedrooms, dressing area, 3 bath areas & 2 balconies



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Main Description

Connells Award Winning Estate Agents bring to the market a beautifully presented highly deceptive & impressive detached family residential situated in a delightful countryside setting. THE MAIN FAMILY HOME offers stylish and elegant living accommodation comprising of entrance hall with feature LED lighting, pleasant and spacious main living room, entertainment dining area with two adjoining kitchens and preparation areas. The ground floor also has a home office, utility, boot room, guest wc & conservatory overlooking the countryside garden.

Set over the first floor is a selection four generous bedrooms, two with feature balcony areas offering stunning countryside views, the master bedroom has a dressing area with adjoining en-suite and bedroom four benefits from a further en-suite which complements the family bathroom. Externally the main family home has a gated entrance parking area, a large and impressive garden with stream side orchard and detached wooden built gym and sauna area.

THE REFURBISHED DETACHED COACH HOUSE and internally has a spacious lounge, fitted kitchen, ground floor wc, conservatory, master bedroom with fitted wardrobes and shower room. Externally there is a pleasant garden area and adjoining parking area.

There is a detached wooden built entertainment outbuilding with further stables, tack room and his and her wc

The Location & Area

Set in a beautiful countryside setting just a stone's throw away from Lapley and Wheaton Aston. Neighbouring villages have a fantastic selection of schooling, doctors, pharmacies, public houses with eateries along with sought after schools. Popular shopping can be found within Penkridge, Newport, Telford, Wolverhampton and Codsall. These homes offer great commuting access to the A5 with further links the M54 and M6 motorways.

The Main Family Home

Entrance Reception Hall

Feature double glazed composite entry doors leading to the parking area, under floor heating, stairs to first floor landing, feature wall lighting, decorative part tiled walls, doors to various rooms, view window to main family lounge, two storage cupboards, feature skylight to ceiling.

Home Office

8' 2" x 5' 5" (2.49m x 1.65m)

Double glazed window, laminate floor, loft access, under floor heating, door to entrance hall

Family Lounge

16' 3" x 13' (4.95m x 3.96m)

Double glazed french doors to conservatory, feature log burner, laminate flooring, two feature radiators, door and view window to entrance hall,



Conservatory/ Sun Room

13' x 12' 9" (3.96m x 3.89m)

Double glazed french doors leading to kitchen, lounge and rear garden, decorative tiled walls, under floor heating, laminate floor.

Dining Room

18' x 11' (5.49m x 3.35m)

Double glazed window to front, central heating radiator, feature fire, opening leading to Kitchen One.

Kitchen Area One

15' x 10' 1" max narrowing to 8' 9" min (4.57m x 3.07m max narrowing to 2.67m min)

Refitted base units with square edge work surfaces, laminate flooring, under floor heating, door to various rooms, opening to Kitchen Area Two.

Kitchen Area Two

9' 6" x 9' (2.90m x 2.74m)

Double glazed window overlooking the rear garden, laminate floor, under floor heating, a fantastic selection of refitted wall and base units with square edge work surfaces, integrated appliances to include AEG hob, double oven and extractor, microwave, dishwasher, feature unit lighting, single drainer sink, laminate floor, under floor heating

Utility

Double glazed window to front, plumbing for washing machine, single drainer sink, wall units, boiler storage area, central heating radiator, tiled floor, doors to various rooms.

Boot Room/ Rear Entrance

Double glazed widows overlooking the rear garden, wall storage units, double glazed stable style door to rear garden.

First Floor Landing

Loft access, doors to various rooms, stairs to ground floor.

Bedroom One

13' x 11' 3" (3.96m x 3.43m)

Two glazed windows overlooking the rear garden, opening to dressing area, feature radiator, double glazed french doors to balcony with outstanding countryside views, doors to first floor landing.

Balcony

Double glazed french doors to Bedroom One, handrail and spindles with artificial lawned area with outstanding countryside views.

Dressing Area

7' 6" x 8' (2.29m x 2.44m)

Opening to Bedroom One, central heating radiator, door to En-suite One, door to first floor landing.

En-Suite One

Double glazed window to front, extractor fan, panelled wall, refitted suite with a walk-in shower area, wash basin set in a vanity unit, low flush toilet, door to dressing area.

Bedroom Two

12' max x 10' 9" max (3.66m max x 3.28m max)

Double glazed windows to front and side, central heating radiator, door to first floor landing.

Bedroom Three

11' 1" max narrowing to 9' 2" min x 11' 1" max (3.38m max narrowing to 2.79m min x 3.38m)

Double glazed window to front and side, central heating radiator, door to first floor landing.

Bedroom Four

14' 6" max x 10' 5" (4.42m max x 3.17m)

Double glazed window to rear with outstanding countryside views, central heating radiator, built-in wardrobe, door to first floor landing, double glazed french doors leading to balcony.

Balcony

Double glazed french doors to Bedroom Two, handrail and spindles with artificial lawned area with outstanding countryside views.

En-Suite Two

Double glazed window to rear side, fitted suite with a low flush toilet, walk-in shower area, wash basin set in a vanity unit, central heating radiator, extractor fan, door to Bedroom Four

Family Bathroom

Double glazed window to rear, refitted suite with a panelled bath with fitted shower and screen, low flush toilet, pedestal wash basin, LED wall mounted mirror, tiled walls, extractor fan, door to first floor landing.

Rear Garden

Having a large countryside rear garden with extensive lawned areas, gated access leading to the main parking area, selection of trees, plants and shrubs, pergola area with hot tub, ornamental pond with water feature, garden lights, slate plant borders, entertainment patio area.

Orchard

Having a stream side orchard with a selection of trees, plants and shrubs, bordering fence, gate leading to main garden area.

Detached Gym With Sauna

15' 6" x 9' (4.72m x 2.74m)

Wooden built detached gym area situated to the rear of the garden. Double glazed french doors and windows to garden, lighting, fuse board, feature sauna. This area requires viewing to appreciate.

Front Garden & Parking

Stable style gated entry leading to the large parking area, pebbled area, gated access leading to main garden, bordering hedge, wall lighting.

Paddock

Please note the paddock area is on a separate deed. Please note your surveyor, mortgage company and conveyancing lawyer before incurring any costs. Situated on the corner side of the property with a large lawned area, gated access to front.

Detached Stables

Three detached wooden built stables situated to the front side of the property with access to paddock area.

Toilet Facilities

His and her toilet facilities situated to the front side of the property, door to paddock area.

Detached Entertainment Room

29' 8" x 14' 4" (9.04m x 4.37m)

Wooden built with internal internet facility currently being used as an entertainment area by the current owners. Doors and windows, lighting, power point.

Detached Coach House

A beautifully presented and recently refurbished detached coach house situated to the front side of the property. Having a large open plan lounge diner, fitted kitchen, conservatory, ground floor guest wc, master bedroom with en-suite shower room. Externally there is parking and gardens area.

Lounge Diner

18' x 16' 7" (5.49m x 5.05m)

Double glazed window to front, spotlights to ceiling, two central heating radiator, door to front access, door to kitchen, stairs to first floor landing.

Kitchen

11' 4" x 14' 3" (3.45m x 4.34m)

Double glazed window to rear, wall and base units with roll top work surfaces, electric hob with oven and extractor, single drainer sink unit, plinth heater, tiled flooring, part tiled walls, fitted ioniser unit, plumbing for washing machine, doors to various rooms.

Ground Floor Guest Wc

Low flush toilet, wall mounted wash basin, fitted heating system with solar panel, tiled flooring, storage cupboard, door to kitchen,

Conservatory

16' 7" x 6' 7" (5.05m x 2.01m)

Double glazed windows overlooking the garden area, double glazed door to front access, door to kitchen.

Bedroom

18' max x 9' 7" (5.49m max x 2.92m)

Two double glazed skylights to rear, feature built-in wardrobes, storage area, stairs to ground floor, door to en-suite bathroom.

En-Suite Shower Room

Double glazed window to rear, double glazed skylights to rear, fitted suite with walk-in shower area, low flush toilet, wash basin set in a vanity unit, storage cupboard,, extractor fan, spotlights, central heating radiator, door to bedroom.

Garden Area

Feature raised artificial lawned area, block paved area, further grass area, bordering countryside fencing, greenhouse/storage area.

Agents Note

The property does have caravan club facilities and a refurbished detached coach house ideal for dependant relative, both offering fantastic potential for income for the new owner. There is no gas and the heating system is oil fuel and drainage facilities are septic tank. The coach house has solar panel heating and water system. The owner is happy to discuss with any potential purchaser.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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