

White Sytch Cottage, Blymhill Common, Shifnal TF11 8JP

"White Sytch Cottage" is an enchanting country home nestled within expansive gardens, grounds and woodland of approximately 1.5 Acres, a haven of tranquility in Blymhill Common on the edge of Blymhill village, a rural South Staffordshire location.

Despite its seclusion, the historic towns of Shifnal and Newport are only a short drive as well as the village of Albrighton where you will find shops, eateries and excellent schooling in all sectors.

This delightful cottage exudes period charm and comfort with modern additions, perfect for today's lifestyle. You are greeted into the property through an oak framed storm porch and a door to the hallway which is sure to impress, then a convenient Downstairs Cloakroom adds a further benefit for visiting guests and moving along to the cosy inviting Lounge an inglenook fireplace adds an attractive focal point to gather round with family and friends. There's a further reception room for formal dining along with a large breakfast dining Kitchen boasting a picturesque view over the garden as well as having a separate Utility/Boot Room alongside, perfect for kicking off muddy boots after country walks with family and pets. Upstairs dual aspect windows drink in the view over the glorious countryside and there's a Shower Room along with a capacious eye catching Family Bathroom. The area is also well connected for commuting, with trains running from Shifnal and Albrighton to Shrewsbury, Birmingham and onwards to London Euston and the M54 being within close proximity.

Overview

- **A Secluded Charming Country Cottage** within substantial gardens, grounds and woodland of approximately 1.5 Acres
- **Period features** including exposed ceiling timbers, latched doors and an Inglenook fireplace
- **Downstairs Cloakroom, Large Dining Kitchen** with a Utility/Boot Room alongside
- **A Wonderfully spacious light and bright Lounge** featuring an inglenook fireplace
- **Delightful Formal Dining Room**
- **Three generous bedrooms, a Shower Room** along with a **Family Bathroom** of pleasing dimensions
- **Oil Fired Central Heating**
- **NO UPWARD CHAIN**

ACCESS to the property is via a five bar timber gate to the gravelled driveway proceeding along to a large parking area which also houses the oil tank and there's a wicket gate giving garden access from the lane alongside the cottage.

ACCOMMODATION The main entrance to the property is through a pitched tiled oak framed storm porch with a tiled floor and a timber entrance door to the L shaped **ENTRANCE HALL** Laid with carpet, having two glazed aspects, ceiling lighting, a wall light, radiator, a staircase to the upper floor, and a timber latched door giving access to an under stairs storage cupboard and a door to the **DOWNSTAIRS GUEST CLOAKROOM** Having glazing overlooking the side aspect, carpet, ceiling lighting, a radiator and a suite comprising of a pedestal hand wash basin and W.C. The hallway extends along to the reception rooms and dining kitchen with a utility/boot room alongside. **LOUNGE** A room filled with rays of natural light streaming in through the many windows and a part vaulted ceiling adds height giving a feeling of space. This delightful room featuring exposed ceiling timbers and an inglenook fireplace is laid to carpet, two radiators give warmth and four wall lights create a cosy atmosphere during the evening. **DINING ROOM** Having glazing over the side of the property along with a door to the rear garden, carpet, ceiling lighting and there's ample space for a good sized dining table and chairs. **DINING KITCHEN** Of generous proportions with dual aspect glazing overlooking the garden, tiled effect flooring, two sets of ceiling spotlights, a radiator, work surfaces with a combination of slate and laminate having brick built shelved storage beneath, and a composite sink and drainer with a mixer tap. There's also space and plumbing for a dishwasher, space for an upright fridge/freezer and electric cooker along with ample space for extra cupboards to suit a family's needs. From the car parking area which is a side aspect, a part glazed stable door opens into the **UTILITY/BOOT ROOM** Having ceiling spot lights, tiled effect flooring, a Belfast sink with meter cupboard above, space and plumbing for a washing machine and a floor standing oil fire Mistral central heating boiler.

An imposing carpeted and part spindled staircase rises from the entrance hall to the **FIRST FLOOR SPLIT LANDING** featuring an exposed ceiling timber, a stair head roof light, two ceiling lights and timber latched doors to all rooms. **BEDROOM ONE** A room of generous proportions sitting immediately at the top of the stairs with dual aspect glazing overlooking the glorious countryside, a radiator, two wall lights along with a ceiling light and a loft access hatch. **BEDROOM TWO** Stepping up to the right of the landing this further good sized bedroom also enjoys dual aspect glazing over the countryside, an exposed ceiling timber, carpet, radiator and two wall lights. **BEDROOM THREE** Another spacious room enjoying a countryside view, exposed floor boarding and a ceiling timber, radiator and ceiling light. **SHOWER ROOM** Sitting to the left of the landing this room is

OUTSIDE The property is screened from the roadside by mature hedging running alongside the cottage and a sizeable pond in an impressive large expanse of lawn fronts many fine trees and perennial flower beds. Within the rear garden offering a further peaceful retreat to dine al fresco with the family or enjoy time to relax on the lawn overlooking the colourful perennial borders, a large timber garden shed provides an excellent storage facility and there's also a cold water tap housed nearby.

SOUTH STAFFS COUNCIL TAX BAND: F EPC RATING: **DIRECTIONS:** From Fields of Shifnal office in Broadway continue along into High Street and Newport Road (B4379) until reaching the A5 traffic lights at Crackley Bank. Turn right towards Cannock, straight on at Pickmere roundabout crossing the A41 then take the first left into Chester Road continuing to the Chatwell Lane crossroads taking the right turn into Blymhill Common Road and past Back Lane on the left where the property sits on the left hand side of the road. **SAT NAV POST CODE: TF11 8JP**







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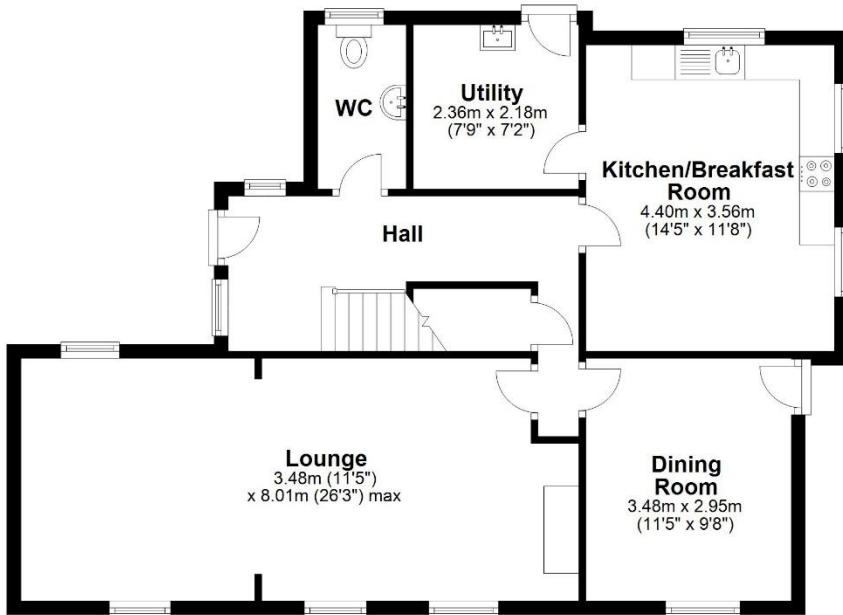
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Ground Floor

Approx. 75.3 sq. metres (810.3 sq. feet)



First Floor

Approx. 60.7 sq. metres (653.7 sq. feet)



Total area: approx. 136.0 sq. metres (1464.0 sq. feet)



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