



Garden Cottage, 4 Shop Lane, Brewood, Stafford, ST19 9EB

BERRIMAN  
EATON

# Garden Cottage, 4 Shop Lane, Brewood, Stafford, ST19 9EB

A surprisingly spacious and beautifully presented Grade II Listed period village house with exceptional accommodation of enormous character standing within a large plot of almost a quarter of an acre in total in the very heart of a sought after South Staffordshire village.

## LOCATION

Brewood is an historic and picturesque village with a full complement of local facilities including a post office, delicatessen, butchers, bakery, supermarket, newsagents with post office, public houses and highly regarded restaurants.

Motor communications are excellent with the A5, A41, M6 and M6 (Toll) all being accessible facilitating travel to all of the important, local shopping and commercial centres.

Excellent schooling is readily accessible with St Dominics in Brewood, Birchfield Preparatory School, Wolverhampton Grammar School, Tettenhall College, Stafford Grammar and Adams Grammar in Newport all being worthy of note.

## DESCRIPTION

Garden Cottage is a delightful family home which provides accommodation of surprising depth which is belied by the front elevation. The house has been skilfully extended over the years to create a well planned and well laid out home with a fine flow of living rooms to the ground floor which can be adapted to suit individual buyers own requirements.

The property is Grade II Listed and retains many fine original period features including some superb timbering with beamed and raftered ceilings and exposed wall timbers and yet benefits from all of the modern appointments required for modern living. There is a fine, bespoke kitchen by well known specialists Bernard Savage together with stylish sanitaryware throughout and the cottage benefits from double glazing and gas fired central heating.

## ACCOMMODATION

A ledged and braced front door with inset diamond light opens into the RECEPTION HALL with quarry floor tiling, a cast iron period stove set within an exposed brick fireplace, an understairs cloaks area,. The LOUNGE is a well proportioned principal living room with an exposed brick Inglenook style fireplace with wood burning Chesneys stove with quarry tiled hearth and also being open through into the SITTING ROOM with double glazed French doors and windows overlooking the rear garden. There is a SITTING ROOM / OFFICE which is a cosy living room or which, alternatively, could be an ideal room for those wishing to work from home. There is a Victorian style cast iron fireplace with decorative, painted ceramic tiled slips and tiled hearth with white painted surround. An INNER HALL off the reception hall with a quarry tiled floor has a door leading to the CELLAR and also leads to the STUDY with an internal window into the kitchen. Glazed double doors from the sitting room open into the DINING ROOM with double glazed French doors and windows to the garden and a glazed door opening into the BREAKFAST KITCHEN. There is an extensive range of hand crafted units by well known specialists Bernard Savage with wooden work surfaces and a coordinating centre island which has a breakfast bar end, with cupboards, shelving, trays and chopping boards.

There is space for a range style cooker with filtration unit above, a ceramic undermounted sink, an integrated fridge, an integrated dishwasher, raftered ceiling, tiled floor, an internal door to the garage and a glazed door into the LAUNDRY / BOOT ROOM has coordinating units to those in the kitchen incorporating a utility cupboard, an undermounted ceramic sink, plumbing for a washing machine, a wall mounted Worcester Bosch gas fired central heating boiler, tiled floor and a door to the CLOAKROOM with a white suite of WC and pedestal basin and tiled floor.

A staircase with turned balustrading rises from the reception hall to the first floor landing with a large airing cupboard with hot water cylinder and slatted shelving and a useful under eaves storage cupboard. The PRINCIPAL BEDROOM SUITE has a double bedroom with a part vaulted ceiling together with a walk in DRESSING ROOM with hanging rails, shelving and chests of drawers with automatic light and a double glazed window overlooking the rear garden. There is an EN-SUITE BATHROOM with an elegant suite with a roll top bath with ball and claw feet, corner shower, WC and pedestal basin, Karndean flooring, part timber panelled walls and a radiator with heated towel rail attachment. BEDROOM TWO is a good double room in size with ceiling beams, a decorative cast iron fireplace with white painted surround and a useful under eaves storage cupboard. BEDROOM THREE is a good double room in size with a part vaulted ceiling and a decorative cast iron black painted fireplace. BEDROOMS FOUR AND FIVE are both good sizes and the HOUSE BATHROOM has a well appointed suite with a roll top bath with ball and claw feet, corner shower, pedestal basin and WC, Karndean flooring and a radiator with heated towel rail attachment.

## OUTSIDE

The cottage has a pretty street elevation and stands behind a gravelled DRIVE providing off street parking with a path laid in brick paviments leading to the front door and an old brick boundary wall to the front with stone coping. There is a TANDEM GARAGE with a remote controlled elevating door, concrete floor, electric light and power, fitted wall shelving and a double glazed rear window and courtesy door to the garden.

There is secured and gated side access to the REAR GARDEN has been delightfully landscaped over recent years and provides a fine backdrop to the house. There is a terrace laid in brick paviments to the rear of the property with steps leading to a further, paved terrace with sleeper edged borders, wooden gazebo, planted beds and borders and steps leading to the rear lawn which benefits from well stocked and matured beds and borders. Beyond the lawn is an area of kitchen garden with cold water supply and electricity, two timber sheds and a greenhouse.

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND G – South Staffordshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.  
The property is FREEHOLD.

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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**GARDEN COTTAGE**  
4 SHOP LANE, BREWOOD

HOUSE: 218sq.m. 2350sq.ft.  
GARAGE: 28.5sq.m. 307sq.ft.  
**TOTAL: 246.5sq.m. 2657sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



