



Old Smithy Cottages, 48 Dean Street, Brewood, Stafford, ST19 9BU

BERRIMAN
EATON





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An exceptional Grade II Listed village residence of enormous historic significance and architectural appeal which provides exceptional accommodation in a sought after position in a highly regarded South Staffordshire Village

OLD SMITHY COTTAGES
48, DEAN STREET, BREWOOD

HOUSE: 247.1sq.m. 2660sq.ft.
GARAGE BLOCK: 22.5sq.m. 242sq.ft.
TOTAL: 269.6sq.m. 2902sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

LOCATION

Brewood is a picturesque village with a full complement of local facilities including a supermarket, convenience store with post office, delicatessen, butchers, bakery, public houses, restaurant and highly regarded doctors surgery.

Motor communications are excellent with the A5, A41, M54, M6 and M6 (toll) all being easily accessible and facilitating travel to all of the important, local, shopping and commercial centres. The train station at Codsall provides direct services to both Shrewsbury and Birmingham and Stafford Train Station provides fast services to London Euston (from 73 minutes).

First class schooling is readily available with Brewood First and Middle Schools and St Dominic's Grammar School being situated within the village itself and Birchfield Preparatory School, Wolverhampton Grammar School, Stafford Grammar and Adams Grammar in Newport all being within easy reach and all being worthy of note.

DESCRIPTION

Old Smithy Cottages is an outstanding and historic residence which is reputed to have 14th century origins. The house is believed to be the oldest inhabited property in the county and, indeed, is probably one of the oldest inhabited properties in England.

Originally several, small workers cottages, the property now provides well balanced accommodation over two floors which is highly flexible in use with four good reception rooms, a large dining kitchen, five bedrooms and three bath / shower rooms providing the principal living areas.

A timber framed building, Old Smithy Cottages retains many fine, original period details with some exquisite timbering, what is believed to be a rare example of an original Priest Hole and an abundance of character throughout. The current owner has incorporated some delightful features with a concealed door leading from the lounge to the dining room, a concealed switch opening a door into one of the attic rooms and a wardrobe in the principal bedroom opening to reveal a concealed shower room which has been luxuriously appointed by well-known specialists, Clive Christian.

Unusually for a central village property of this type the property benefits from gated driveway parking, a garage and a generous rear garden with a total plot size of a little over 0.2 acres.

ACCOMMODATION

A ledged front door opens from Dean Street into a small HALL with a door to two of the principal living rooms. The LOUNGE is a well-proportioned room of character with an exposed brick chimney piece with brick hearth and cast iron solid fuel burning stove, ceiling beam, wiring for wall lights and custom built book and display shelving incorporating a hidden door which opens to reveal the DINING ROOM which has a light triple aspect with windows to three elevations and a carved fireplace with decorative fire and there is wiring for wall lighting. The SITTING ROOM has a recessed Inglenook style painted brick fireplace with quarry tiled hearth and bench seating to either side, ceiling beam and wiring for wall lighting and the FAMILY ROOM has an open, Victorian style fireplace with painted ceramic tiled slips and tiled hearth, wall and ceiling timbering, a built in cupboard with display recess above and wiring for wall lights.

The INNER HALL has exposed wall timbering, wiring for wall lights and a door to the GUEST CLOAKS AND SHOWER ROOM with a fully tiled shower cubicle and a period style heritage suite with painted floral design with a WC with high level flush and a washstand with basin with scrolled case iron supports and tiled splash back. There is a SECOND GUEST CLOAKROOM with a white suite of WC and Edwardian style basin with fluted pedestal and exposed timbering. The contemporary BREAKFAST KITCHEN is a well-proportioned room with ample space for informal dining, a light corner aspect with windows to both the side and rear, a comprehensive range of wall and base mounted cupboards with integrated appliances and plumbing for a dishwasher, an open fireplace with quarry tiled hearth, quarry tiled floor, a beamed and raftered ceiling, a door to the garden and a door to the UTILITY AND LAUNDRY AREA with three windows to the rear, quarry tiled flooring, storage cupboards, plumbing for a washing machine, space for tumble dryer and a sink unit.

Two staircases rise to the first floor with exposed timbering, wiring for wall lights and windows overlooking the rear garden. BEDROOM ONE is a good double room in size and is sumptuously decorated with two windows overlooking the rear garden, exposed oak flooring, decorative cast iron fireplace, integrated ceiling lighting and an adapted, antique wardrobe front opening to reveal a luxurious EN-SUITE SHOWER with rainfall head and separate hose, gilt and glazed tiling and variable mood lighting and Louis Vuitton shower furniture. There is a BATHROOM with a free standing roll top bath with ball and claw feet, Sottini pedestal basin, WC, exposed wall timbering and a rear window. Adjoining this is BEDROOM FOUR with exposed timbering and which is a double room in size. BEDROOM TWO is a large double room with exposed timbering and wiring for wall lights. BEDROOM THREE has exposed timbering, wiring for a wall light and a decorative cast iron fireplace with a quarry tiled hearth and BEDROOM FIVE is, again, a good double room in size with a light corner aspect, built in wardrobes and corner display and storage units and wiring for wall lights. There is a central CLOAKROOM with a pedestal basin, WC and bidet together with exposed timbering and part tiled walls.

A further staircase rises to the upper floor landing with bespoke wall panelling, old oak floorboards, access to a vaulted loft room and a concealed door with hidden release opening into the roof space with some fine and beautiful old timbering and access to what is believed to be an original Priest hole.

OUTSIDE

Old Smithy Cottage has an attractive, timbered front elevation with a front door opening from Dean Street, although the more usual, everyday access is to the rear. Heavy, studded remote or mobile phone controlled solid oak gates, with integral pedestrian gate, open onto the walled courtyard style DRIVE which is laid in brick setts and which provides ample, secured parking for multiple vehicles and which enjoys a high degree of privacy. A gate from the drive opens to the part walled REAR GARDEN with a terrace laid in brick setts to the rear of the property itself providing ample al fresco dining and entertaining areas. Beyond the terrace is a shaped lawn with well stocked and matured beds and borders and a preferred South Westerly aspect. There are two external garden stores and a brick and tile GARAGE.

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.

Broadband – Ofcom checker shows Standard broadband is available

Mobile – Ofcom checker shows two of the four main providers are likely to cover the area outside with limited coverage inside

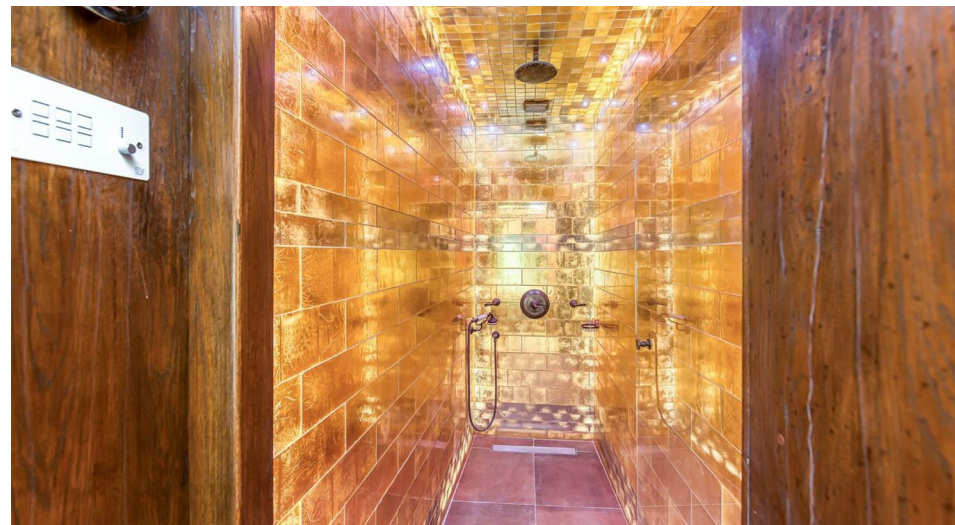
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Offers Around £665,000

EPC:

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.







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