



Haddon House  
St. Johns Hill | Shenstone | Lichfield | Staffordshire | WS14 0JB

# HADDON HOUSE



*Haddon House is a stunning five-bedroom Georgian styled residence, boasting a wealth of fine features and refinements. Situated in the much sought after village of Shenstone, Lichfield this property offers surprises at every turn.*



# STEP INSIDE

On entering this beautiful property, you are greeted with splendor. Through a formal canopy porch with double doors that open onto a most impressive Reception Hall, with colonial style columns that frame a sweeping staircase to the first floor. Ormate ceiling cornice with fine ceiling detail forms a lovely feature with secondary glazed sash windows to the front elevation.

An impressive cloakroom features a vanity unit with shell shaped his and hers washbasins with gold plated fittings with marble surround and two matching toilets.

Leading from the Reception Hall is a stunning sitting room with dual aspect windows and double French doors leading out onto the rear terrace. The main focal point of this room is the magnificent fireplace by "Grinling Gibbons" who was the master carver to King Charles II. Another pleasing addition is the functional internal bar area with display alcove, glazed shelving with a service hatch to the kitchen.

The formal dining room oozes opulence, beautifully decorated with a stunning period marble fireplace surround with a decorative carving that once stood proudly in the Historic Glengarry Castle Hotel.

The Kitchen is large with an extensive range of wall and base units, double built in oven, integrated fridge freezer and ceramic hob. The perfect space to prepare for large family dinners and gatherings. Steps lead down to a substantial cellar room with ceramic floor tiling.





# SELLER INSIGHT

“Haddon House is a unique and stunning Georgian style home with a self contained two bed apartment, in sought after Shenstone village. The present owner built and designed this very special house, with a layout that has been perfectly curated, and loving attention given to every area. The result is a home with a great luxury of space, comfort, and a calm and peaceful atmosphere.

As soon as you cross the threshold you are aware of the high end finishes and attention to detail in every room. Time was taken to source the perfect furnishings, and searches led to the discovery of an original Grinling Gibbons fireplace, an antique marble fireplace and a silver chandelier for the dining room: whilst some of the flagstones on the patio are from three railway stations. From the ornate cornices, the wonderful views through graceful windows, to the colonial style columns in the hall, and the sweeping staircase. Haddon House is a home full of visual treats where the grandeur of the house speaks for itself.

The owners love the pleasing choice of rooms, and for them the fabulous sitting room with doors to the back garden, the large light flooded orangery, and the “Green Room” on the first floor, are all areas where they daily experience the ease and comfort of the home. The house has much to be enjoyed, such as stepping out of the orangery into the lower rose garden which gives a sense of tranquillity.

Haddon House is a real party pad and perfect for relaxed or formal occasion. The owners recall dinner parties in the chic dining room, relaxed evenings spent in the drawing room, when one of the family would play on the grand piano, and many sociable gatherings where guests can appreciate the charm and individual character of Haddon House. It is probably at its best when full of people,

The garden complements the house and creates a private oasis of calm. It is a colourful mix of lawns, a rose garden, mature trees, and shrubbery. The sun filled patio with its pond and fountain is a favourite place to sit and listen to the birds sing. The pagoda and wrought iron temple provide attractive decoration, and the story of the, now filled in, priest hole leading to the church is a great conversation starter.

It is a short walk into community minded Shenstone village, where there are shops and amenities for everyday living. Historic Lichfield is 3 miles away and Shenstone station has a good service into Birmingham.

The owners have loved the house since nineteen seventy two but the time has come to downsize. They will miss the splendour and comfort of the house, the enchantment to be found in the garden and also the village. They are sure the next owners will come to love the wonderful experience of life in Haddon House.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The sweeping return decorative wrought iron staircase with its hand carved handrails leads to the first floor landing with its stunning center ceiling rose. The principal bedroom with its concealed en-suite shower room is vast, light and beautifully decorated. With multiple windows that pour with light and offers glorious views.

Four additional bedrooms occupy this floor with one currently been used as a sitting room. Again, with much attention to detail this room benefits from dual aspect windows and a French marble fireplace.

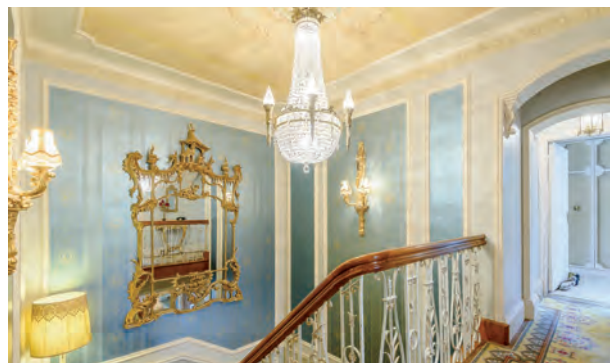
These bedrooms are serviced by two incredible bathrooms. The main a highly individual suite of its period imported from Paris its deemed more a work of art. This striking room is awash with gold plated fitments. The focal point is the raised circular bath with mirrored backdrop, his and hers shelled shaped vanity sink with further gold-plated fitments and marble surround. Saloon styled doors open to a concealed WC and bidet, mirrored by a matching concealed shower cubical with step in shower. A second bathroom has his and hers washbasins with gold plated fitments, paneled bath and corner shower cubical.

From the landing a further staircase rises to the second floor with access to a substantial loft space with two rooms with potential to convert into further guest/family accommodation.

The central feature of this property is the wonderful conservatory, with its colonial styled pillared entrance and the beautiful marble tiled floor with brass detailed inset which the owners sourced and imported from Israel.

A further staircase leads from the conservatory up to a self-contained separate annex, with two bedrooms, kitchen, sitting room and bathroom. Offering fantastic potential.

Below the annex is a triple garage with internal spiral staircase which leads to a further double garage/storage space.











# STEP OUTSIDE

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Haddon House sits within beautiful mature gardens with a high degree of privacy with secure in and out gated access. To the rear is a substantial Peak Stone formal terrace with a large inset water feature making a wonderful focal point. From the terrace steps lead down to extensive lower gardens which are complimented by a large greenhouse and a wonderful wooden pergola awash with years of mature climbing Roses.







# KEY FEATURES

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Haddon House occupies a prime residential location in the highly regarded village of Shenstone. The village center has a wide range of shops and good public houses. Further amenities can be found in the city of Lichfield 3 miles away.

Shenstone has its own Railway Station with daily trains to Birmingham taking approximately 30 minutes.

Lichfield Trent Valley Railway Station has fast trains to London taking a little over 1 hour and 30 minutes.





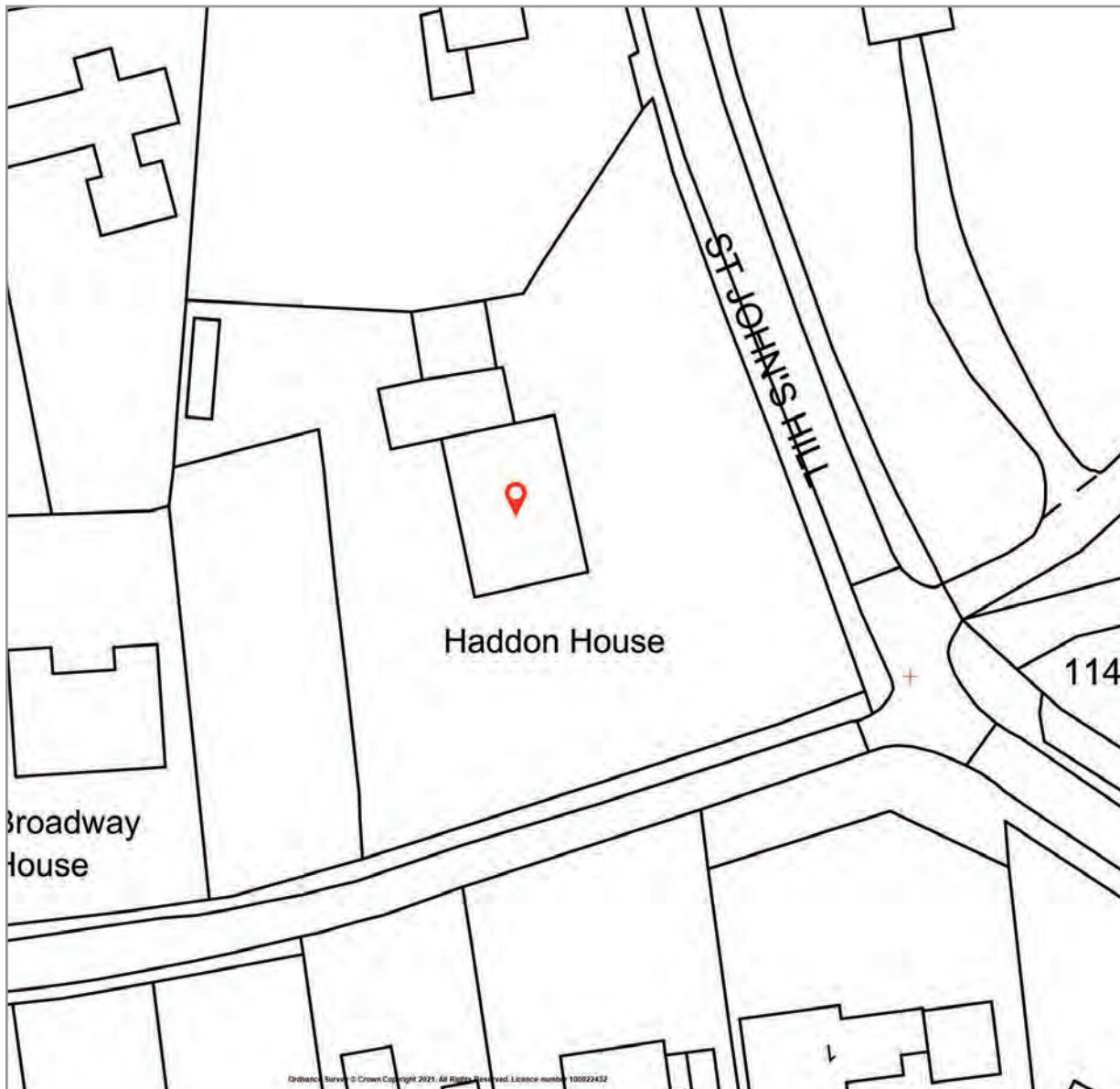
## LOCATION

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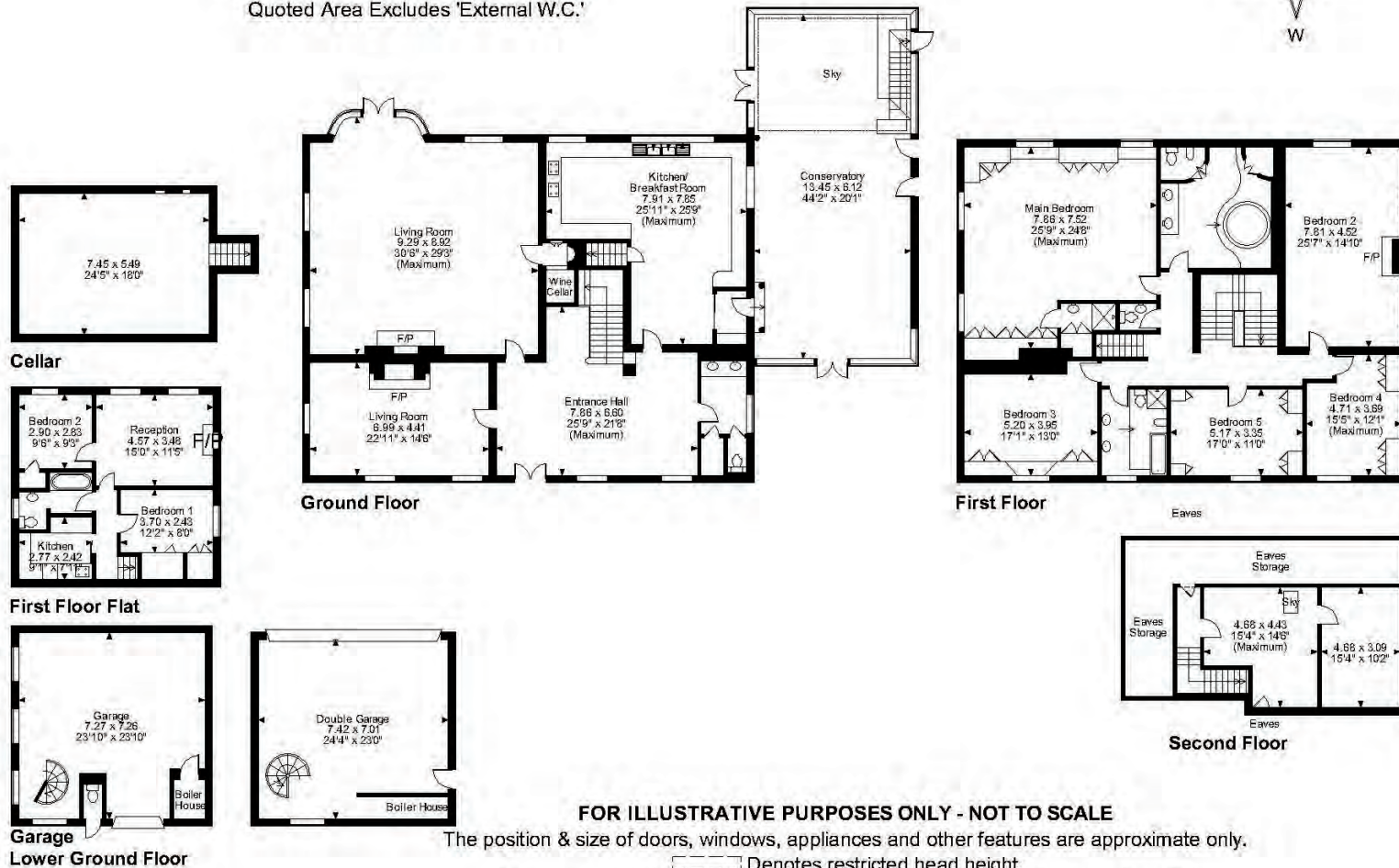
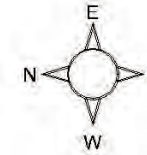
Lichfield is a vibrant and historic city and district located in the heart of Staffordshire, just north of Birmingham. Perfect for a short break or holiday, Lichfield's streets are lined with museums, independent shops, mouth-watering restaurants and luxury accommodation.

Lichfield is situated roughly 16 miles (26km) north of Birmingham, 8.1 miles (13.0km) from Rugeley, 9 miles (14 km) from Walsall, 7.9 miles (12.7km) from Tamworth and 13 miles (21km) from Burton Upon Trent. At the time of the 2011 Census the population was estimated at 32,219 and the wider Lichfield District at 100,700.





**Haddon House, St. Johns Hill, Shenstone, Lichfield**  
**Approximate Gross Internal Area**  
**Main House = 6501 Sq Ft/604 Sq M**  
**Garage = 1108 Sq Ft/103 Sq M**  
**First Floor Flat = 591 Sq Ft/55 Sq M**  
 Quoted Area Excludes 'External W.C.'



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		



# FINE & COUNTRY

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