



Trout Lodge
Startley Lane | Rugeley | Staffordshire | WS15 1QL

TROUT LODGE



Set within its own private grounds, woodland and lake of approximately 5 acres, on the outskirts of the village of Upper Longdon, this truly unique property enjoys an idyllic location. Trout Lodge is the only dwelling set within this part of the woodland, positioned on the banks of Horsepasture Pools and surrounded by mature woodland, this impressive home offers exceptional privacy and breathtaking natural scenery.



KEY FEATURES

Accommodation

Double doors to the east elevation open into a vast, full width, open plan lounge diner, laid with slate flooring and featuring full height windows framing serene views across the water. This space also enjoys French doors out to the patio seating area and flows effortlessly into the kitchen to the end of the room, which is open plan to the lounge / diner and expertly blends with the 'lodge style' design of the property, incorporating in-frame oak base and wall units with a central island and integrated appliances including an electric oven, 4 burner hob with extractor above and an integral microwave.

An inner hall leads to a utility room, complete with sink, storage cupboards, and rear access to the gardens. Also off the inner hall is a cloakroom, fitted with a WC and wash basin and a four piece bathroom suite which is fully tiled and fitted with a walk-in shower, freestanding roll-top bath, WC, and wash basin. A separate storage room off the inner hall houses property services and the CCTV system.

First Floor

Upstairs, the landing opens into a principal bedroom suite, a generous dual-aspect room with French doors to a private balcony overlooking the lake. Built-in storage and a fitted study area add functionality. Through an arched opening, the en suite comprises fitted wardrobes, a shower, wash basin, WC, and a heated towel rail.

Bedroom two is another spacious room with balcony access and a stylish en suite shower room. Bedroom three, located at the rear, enjoys its own private roof terrace, fitted wardrobes, and a dedicated en suite with shower, WC, and wash basin.

























KEY FEATURES

Leisure Facilities and Outbuildings

One of the property's standout features is its private indoor swimming pool building, measuring approximately 12.4m x 5.6m, with a heated pool, fitted with a retractable electric roller cover. A paved surround provides ample seating around the pool, in addition to an open shower area.

A substantial brick-built boathouse (approx. 9.2m x 6.2m) offers excellent storage, complete with electric roller door, lighting, and power. There is also a large timber storage shed.

To the front of the property, a sweeping, gated driveway meanders along the shores of the lake, down to a circular driveway with central water feature, providing a welcoming entrance, along with ample parking for residents and guests. In 2018, planning permission was granted for a detached, three car garage, this is now lapsed, however, we are confident this could be gained again with relative ease.

Grounds and Setting

Trout Lodge is enveloped by extensive woodland and landscaped grounds, featuring mature trees, strategically placed, peaceful seating areas, long stretches of lawn and pathways meandering down to the tranquil lake below.

The setting is nothing short of spectacular, with uninterrupted views over the water and beyond into surrounding woodland. Trout Lodge offers buyers a sincerely rare opportunity to acquire their own private oasis, tucked away in a quiet corner of Staffordshire.

Location

Trout Lodge is situated on the outskirts of the charming village of Upper Longdon, nestled in the scenic Staffordshire countryside and conveniently located just 7 miles from the historic cathedral city of Lichfield. Whilst the village provides a selection of local amenities, a wider array of shopping, dining, educational, and leisure options can be found within Lichfield and the surrounding area. Nearby Cannock Chase is an area of Outstanding Natural Beauty, renowned as one of England's most picturesque landscapes and ideal for walking, cycling, and horse riding in a serene setting. Blithfield Reservoir and Chasewater Country Park offer opportunities for various recreational activities and are less than 8 miles from the property.

Families are well served by excellent schooling in the area, with notable, nearby schools to include; Lichfield Cathedral School, Repton Preparatory School, Repton School, and Denstone College.

There are excellent transport links, with direct train services to London available from Rugeley (4 miles), Lichfield (8 miles), and Stafford (13 miles). The property is within easy reach of major road networks including the M6, M6 Toll, M42, A50, and A38 — making it an ideal location ideal for commuters.











INFORMATION

Agents note:

There will be a charge of £1000 a year to increase by inflation, payable to the Forestry Commission for a right of easement down the access road.

Tenure

Freehold.

Services

Mains water, electricity and oil fired central heating are understood to be connected to the property. Drainage is via a septic tank.

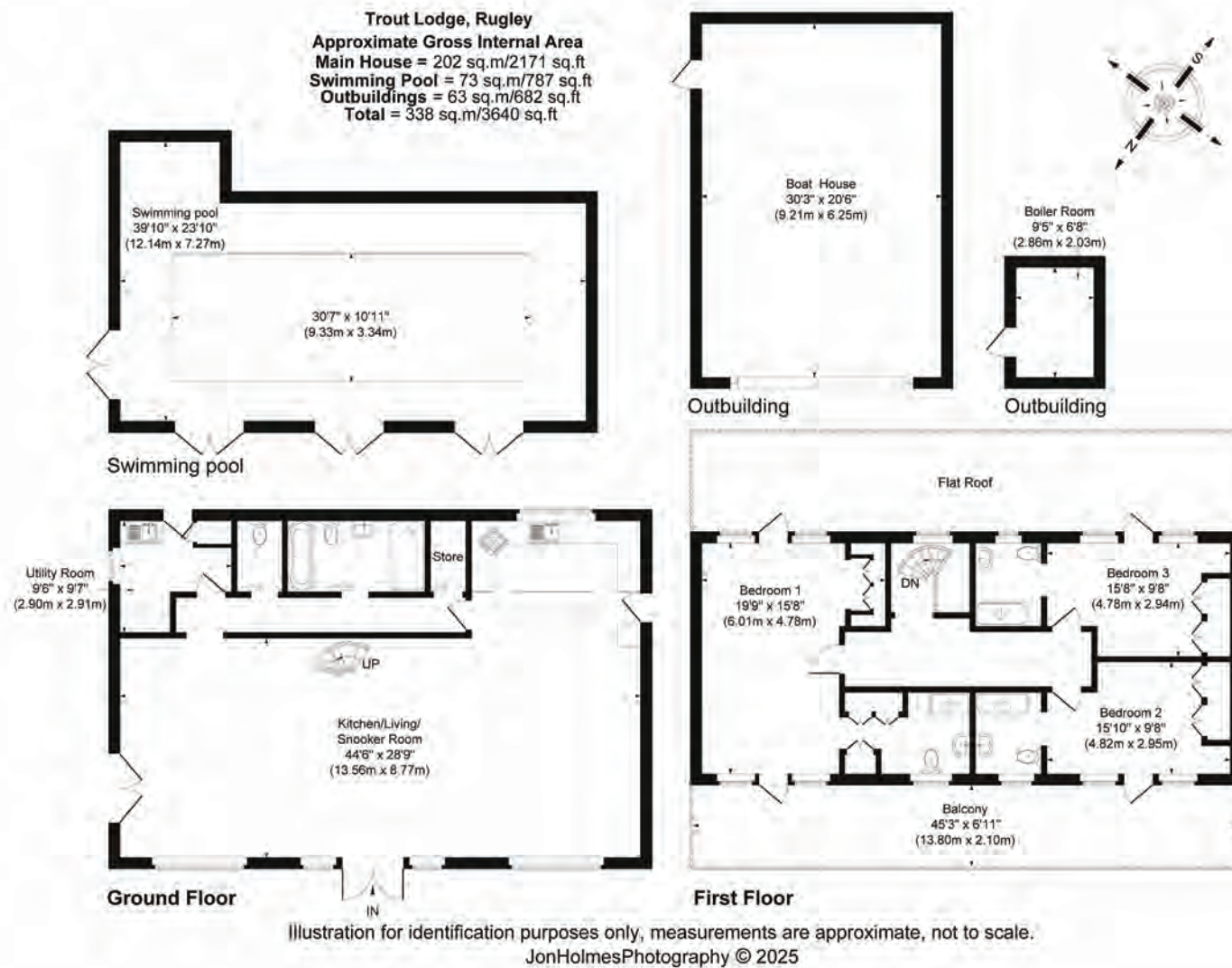
Council Tax

Lichfield District Council / Tax Band F.

Mobile and internet coverage

Standard speed broadband connection available at the property, however, we do advise you to double check this with your chosen provider. 5G network coverage is available at the property, subject to your chosen network carrier.

Guide price £1,250,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



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I am a property consultant with over 15 years of experience selling luxury property throughout the East Midlands and have worked for the country's largest agencies as well as more local estate agents earlier in my career. I have expertise in all facets of the property lifecycle, from precise valuation and strategic listing to innovative marketing and skillful negotiation. Fine & Country leverages cutting-edge video marketing and a powerful social media presence, amplified by our national network, to provide unparalleled exposure beyond what local agencies can offer. My personal consultant-level service and expert negotiation skills ensure you receive the most accurate and beneficial information, guaranteeing an exceptional Fine & Country experience. I have a strong family background and enjoy spending my spare time with my three boys and partner, Amy. Socially, I relish the opportunity to get out on the golf course, regularly play five a side football and have recently taken to the ever growing sport of padel.

THE FINE & COUNTRY
FOUNDATION

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