



26 St Johns Hill, Shenstone, Lichfield, Staffordshire, WS14 0JB

**PAUL  
CARR**  
*Estate Agents*

EXCLUSIVE AND RURAL HOMES

Haddon House, St Johns Hill, Shenstone offers the discerning purchaser a unique opportunity to acquire a stunning Georgian style residence boasting an abundance of fine and highly individual features and refinements. This substantial detached family residence affords exceptionally spacious accommodation totalling approximately 8,454 square feet arranged over three floors. This exceptional home offers further flexibility for refinement and development and internal inspection is essential to fully appreciate the true potential. St Johns Hill occupies a prime residential location in the desirable and sought-after village of Shenstone. The village centre enjoys a wide range of shops further complimented by well-regarded pubs and restaurants. Shenstone railway station is within easy walking distance and provides commuters with ease of access to Lichfield and Birmingham City centres. Good local schools are available including Greysbrooke primary school and secondary schools located within Lichfield. Formal canopy porch entrance with double doors opening to a most impressive reception hall with colonial style columns which frame a sweeping staircase to the first floor, ornate ceiling cornice with fine ceiling detail form a particular feature with secondary glazed sash windows to the front elevations. A guest cloakroom features a vanity unit with shell shaped his and her wash basins with gold plated fittings with marble surround further complimented by matching toilets, ceramic floor tiling and secondary glazed window to side. The delightful sitting room forms the heart of this home with dual aspect windows and double French doors opening to the rear garden. A stunning hand carved centre fireplace by Grinling Gibbons (Master Carver to King Charles 11 ) forms the focal point of this room with insert marble and black lead grate further enhanced by a beautifully detailed ceiling with the centre ceiling and period style wall mouldings. A communicating door accesses a functional internal bar area with display alcove, glazed shelving, single drainer single well sink and service hatch to kitchen. The formal dining room has windows to both front and side and further enjoys a beautiful decorative period marble fireplace surround with decorative carving, inset black lead fire surround and living flame gas coal fire. (not tested) An open plan kitchen/breakfast room is functional yet offers a comprehensive range of base and wall units with inset double stainless steel sink unit, built in double oven, integrated fridge and freezer, ceramic hob with warming tray, Amtico style flooring, windows overlooking the rear gardens and steps down to a substantial cellar room with ceramic floor tiling. A splendid Conservatory/ garden room with Colonial style pillared entrance showcases this residence complimented by an expensive marble tiled floor with brass detail inset

imported from Israel. Extensive glazed windows and double casement doors opening to the rear terrace with steps down and providing access to the lower garden and communicating door to garage and the Coach house. On the first floor, a sweeping return decorative wrought iron staircase with hand carved handrail leads to the first floor landing with detailed ceiling moulding and centre ceiling rose. The Principal bedroom is a beautifully light and airy room with a multiple windows affording glorious views, a comprehensive range of decorative built-in wardrobes with matching bedroom furniture including dressing tables and bedside cabinets and headboard , delightful ceiling detail and ceiling rose. A concealed en-suite shower room offers shower cubicle with ceramic tile splashback, decorative pedestal wash basin and useful built-in linen storage cupboard. Bedroom two is presently used as a sitting room with dual-aspect windows, a French marble fireplace surround with insert black lead fire surround and living flame fire. Bedroom three enjoys views over the side and front elevation gardens with a range of decorative fitted bedroom furniture including a range of wardrobes with Bedroom four and five affording comfortable guest rooms also offering a range of furniture. The affords a highly individual suite of its period with gold plated fittings, the focal point of which is a raised circular bath with mirrored backdrop, his and her shell shaped vanity sink with a gold plated fittings ,marble surround, saloon style doors open to a concealed WC and bidet with full height ceramic tile splashback and moulded double doors, mirrored by a matching concealed shower cubicle with step in shower, glazed ceramic wall tiling complimented by excellent ceiling detail and ceiling cornice. A second bathroom has his and her washbasins with gold plated fittings, panelled bath, corner shower cubicle, WC and bidet and full height ceramic wall tiling. On the second floor, a return staircase leads to a landing with access to a substantial loft void and storage area and leads to a further flexible room with skylight window and inner storage room which could be brought into the main room. The Coach house is accessed via a conservatory with a single casement staircase and handrail leading to the comfortable first floor accommodation affording a fitted kitchen with a range of oak style base and wall units with inset four ring hob, sink unit, breakfast bar and glazed china display cupboards. A bathroom had a champagne coloured suite comprising panelled bath and Triton shower, pedestal wash basin, WC with low-level suite and extensive coordinated ceramic wall tiling. There are two good sized double bedrooms with a comfortable lounge with fireplace surround and two secondary glazed sash windows to the front elevation. Outside .A

detached three car garage with electric up and over door provides excellent secure parking with rear boiler cupboard housing gas combination central heating boiler servicing the coach house. A wrought iron spiral staircase leads down to lower two car garage housing the principal boiler and accessed from the rear. The rear gardens are mature and beautifully planted with a an array of mature trees, shrubs and herbaceous borders surrounding the property to three sides with gated in and out driveway and enjoying a high degree of privacy. A substantial Peak stone formal terrace is complimented by a large inset water feature with steps down to extensive lower gardens boasting a substantial greenhouse with vegetable gardens.



**Porch**

**Hall** 7.71m (25'4") x 4.17m (13'8")

**Drawing Room** 8.97m (29'5") x 8.28m (27'2")

**Bar**

**Dining Room** 6.91m (22'8") x 4.17m (13'8")

**Kitchen/Breakfast Room** 5.56m (18'3") x 4.99m (16'4")

**Conservatory**

**Cellar** 7.39m (24'3") x 1.85m (6'1")

**Cloakroom**

**WC**

**WC**

**Cellar** 1.49m (4'11") x 1.19m (3'11")

**WC**

**Landing**

**Bedroom 1** 7.47m (24'6") x 5.80m (19') plus 1.11m (3'8") x 1.11m (3'8")

**Shower Room**

**Bathroom** 4.53m (14'10") x 2.86m (9'5") plus 1.11m (3'8") x 1.11m (3'8")

**WC** 1.68m (5'6") x 1.41m (4'8") plus 1.11m (3'8") x 1.11m (3'8")

**Bathroom**

**Bedroom 2** 5.12m (16'9") x 3.44m (11'4")

**Bedroom 3** 4.98m (16'4") x 3.87m (12'8")

**Bedroom 4** 4.75m (15'7") max x 3.77m (12'5")

**Bedroom 5** 7.69m (25'3") x 4.57m (15')

**Potential Bedroom** 5.49m (18') x 4.66m (15'4")

**Potential En-suite/Dressing Room** 4.66m (15'4") x 3.10m (10'2")

**Stairs to Annex**

**Lounge** 4.65m (15'3") x 3.60m (11'10") max plus 1.11m (3'8") x 1.11m (3'8")

**Kitchen** 3.01m (9'11") x 2.53m (8'4") plus 1.11m (3'8") x 1.11m (3'8")

**Bedroom** 3.01m (9'11") x 2.85m (9'4") plus 1.11m (3'8") x 1.11m (3'8")

**Bedroom** 3.69m (12'1") x 3.68m (12'1") max plus 1.11m (3'8") x 1.11m (3'8")

**Bathroom** 3.01m (9'11") x 1.76m (5'9") plus 1.11m (3'8") x 1.11m (3'8")

**Garage** 7.40m (24'3") x 7.01m (23') max



# FLOORPLAN

Floorplan is for illustration purposes only and not drawn to scale



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		70
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	41	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

## Map Location







Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.





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