



**Malthouses  
Gentleshaw, Rugeley**



# Malthouses Gentleshaw



Lovett&Co. Estate Agents are pleased to offer a rare opportunity to acquire a unique and charming character home set in an idyllic location with breathtaking views of the countryside to the rear and the chase directly to the front.

Dating back to circa 1763 the flying freehold property was originally a malt house and still retains plenty of character and original features including exposed timber beams, brick work and fireplaces.

It briefly comprises: porch, large front lounge, open plan kitchen-diner, landing, two double bedrooms, large bathroom suite plus a dressing/storage area to the master bedroom ideal for conversion into an en-suite.

Externally the property features a landscaped private rear plus a two car driveway accessed via a shared service road. The the rear of the driveway is a shed and summer house with views directly over the fields to the rear. There is also a driveway to the front for an extra vehicle.

The property benefits from UPVC double glazing and oil fired central heating as well as a septic tank.

It is situated in the sought after rural village of Gentleshaw, on the edge of Cannock Chase, just a short walk to Castle Ring an area of outstanding natural beauty and in the catchments area of the award winning Gentleshaw primary school which is just a short walk away. Amenities can be found in nearby Burntwood, Lichfield and Rugeley all being a short car journey away.

## **LOUNGE:**

16' 3" max x 14' (4.95m max x 4.27m)  
Accessed via the porch and featuring a rustic exposed brick chimney breast with recessed fireplace, raised quarry tiled hearth with a multi fuel stove with flue, timber ceiling beams, radiator, wall light point, tv aerial socket, staircase rising to the first floor with wooden balustrade handrail, built-in under stairs storage cupboard, stripped panelled door to kitchen.

## **KITCHEN WITH DINING AREA:**

21' 3" x 9' 4" (6.48m x 2.84m)  
Kitchen area comprising of a range of matching wall and base units incorporating cupboards, drawers, larder cabinets, complementary woodblock wood surfaces and part patterned ceramic wall tiling, inset stainless steel sink and drainer with chrome mono tap, space and provision suitable for a cooker and fitted extractor hood, space and plumbing and recess for automatic washing machine, space for fridge/freezer, rustic tiled flooring which extends through to the adjoining sitting/dining room with radiator and French doors with matching side screens overlooking the rear courtyard and garden.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, exposed timber ceiling beams, doors off to bedrooms and bathroom.

## **MASTER BEDROOM:**

16' 6" x 9' 1" (11'9" Max) (5.03m x 2.77m)  
Feature ornamental cast iron fireplace, carpeted flooring, radiator, ceiling light point, opening to dressing area and window to front.





**DRESSING AREA:**

Window to rear. Perfect for conversion into an en-suite.

**BEDROOM TWO:**

14' 4" x 8' (4.37m x 2.44m)

Carpeted flooring, ceiling light point, radiator, fitted wardrobe and window to front.

**FAMILY BATHROOM:**

White suite comprising: freestanding claw foot slipper bath with mono tap, low level w/c, pedestal wash hand basin and separate shower cubicle with glazed splash screen door, radiator and window to rear.



**EXTERNALLY:**

The property sits back from the lane behind a gravel parking area with steps leading down to a



paved area which extends along the front of the cottage with open canopy porch over the entrance door and courtesy lamp. To the rear of the cottage is an enclosed paved courtyard ideal for entertaining with gated access to a further gravel parking area for two cars leading to a further paved garden area with shed and summer house offering breathtaking countryside views to the rear.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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