

Rose Cottage
Lichfield Road
Abbots Bromley



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Lovett & Co. Estate Agents are delighted to present this beautifully presented four-bedroom character cottage, located in an idyllic countryside setting with breathtaking views.

The property boasts ample living space, including a top-floor reception sitting area with bi-fold doors that open directly to the fields at the rear. The principal lounge, an open-plan kitchen with a sitting and dining area, and an additional snug-diner provide versatile living options. Additionally, there is a separate utility room, a guest WC, a rear boot room, and a garage. The first-floor landing, which includes the aforementioned reception area, leads to a large family bathroom and four spacious bedrooms, with an en-suite to the master bedroom.

This cottage features many original elements, such as fireplaces and exposed ceiling beams, seamlessly blended with a modern yet sympathetic finish throughout.

The property benefits from a mains gas supply providing heating and hot water via a gas boiler, new UPVC fitted windows throughout plus composite stable style entrance door and French doors to the rear.





Abbots Bromley is set in the heart of the Staffordshire countryside with the property being well placed to take advantage of the local amenities which includes a choice of public houses, village hall, great sporting facilities including cricket and football pitches, tennis courts, bed and breakfasts and a good local primary school as well the picturesque Blithfield reservoir being nearby. Rugeley, Lichfield and Burton on Trent all provide more substantial facilities and amenities.

RECEPTION HALL:

Composite stable style entrance door, Minton tiled flooring, further oak flooring, door to the lounge, staircase to the first floor and opening to the snug-diner.

LOUNGE:

11' 10" x 14' 7" max (3.60m x 4.45m)
 Feature brick fireplace with space for a gas log effect burner, carpeted flooring, wall lights, exposed ceiling beams, radiator, windows to the rear and sash window to the front.

SNUG-DINER:

8' 0" x 12' 4" (2.44m x 3.75m)
 Feature cast iron fireplace, oak flooring, radiator, light point, sash window to the front, French doors to the garden and door to the kitchen. This room would also make an excellent study or office.

KITCHEN WITH LIVING-DINING ROOM:

18' 10" x 13' 5" (5.75m x 4.08m)
 Range of matching farmhouse style wall and base units incorporating cabinets, drawers and work surfaces, inset Belfast sink with mono tap, Rangemaster AGA



style range cooker (negotiable), integrated dishwasher and fridge-freezer, open plan living area with space for sofas and dining table, feature fireplace, oak flooring, light points, sash windows to the front and door to the utility.

UTILITY:

18' 10" x 13' 5" (5.75m x 4.08m)

Range of base units with fitted work tops, cabinets, sink and drainer with mixer tap, space and plumbing for a washing machine and dryer, window to rear, quarry tiled flooring, door to the WC and opening to the boot room.



GUEST WC:

Suite comprising low level WC, wash hand basin, radiator, light point, window to side, store cupboard and quarry tiled flooring.

BOOT ROOM:

French doors to the rear, light point, quarry tiled flooring, siting bench with space for boots below, door into the garage.

GARAGE:

9' 6" x 23' 4" (2.90m x 7.10m)

Split opening front doors, light and electric points.

FIRST FLOOR LANDING:

A stunning reception area with space for sofa, bi-fold doors opening to the Juliet balcony overlooking the fields to the rear, laminate flooring, doors to the four bedrooms and family bathroom.

BEDROOM ONE:

9' 7" x 19' 8" (2.91m x 6.00m)

Large master bedroom with ample space for dressing table and wardrobes, plus





sitting area with low level window with views out to the countryside, window to front, carpeted flooring, light points, radiator and door to the en-suite.

EN-SUITE:

Modern fitted suite comprising: walk in shower cubicle, low level WC, cabinet with bowl sink and tap, heated towel rail, light point, window to the rear and extractor.

BEDROOM TWO:

11' 10" x 12' 2" (3.60m x 3.70m)
Carpeted flooring, ceiling light point, radiator and sash window to front.

BEDROOM THREE:

9' 6" x 10' 2" (2.90m x 3.10m)
Carpeted flooring, ceiling light point, radiator and sash window to the front.

BEDROOM FOUR:

7' 3" x 10' 2" (2.22m x 3.10m)
Carpeted flooring, ceiling light point, radiator and sash window to the front.

FAMILY BATHROOM:

White suite comprising: roll top free-standing bath with chrome side taps and shower attachment, separate shower cubicle, pedestal wash hand basin, low level W/C, waterproof laminate flooring, wall tiling, heated chrome towel rail, sash window to the front.

EXTERNALLY:

There are two separate parking areas with parking in total for 3 cars plus the garage. The surrounding gardens boast a number of lawn area perfect for entertaining guest and enjoying the piece and quiet of the



surrounding countryside. The rear patio and raised decking areas also enjoy views over the rear fields. All of the gardens features an abundance of mature planted shrubs, bushes and flower beds.

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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