



## 'Chatwell Court', Great Chatwell.

Offers in the region of **£1,000,000**

Sitting within an impressive plot of approximately 13 acres, this 5 Bedroom, detached country house is steeped in history and provides an amazing opportunity for the next owner(s) to renovate and modernise it in order to create not only a stunning family home, but also a fantastic rural lifestyle. With parts of the property dating back to the 18th century, the character and grandeur is evident from the moment you drive through the Grade II listed stone archway which provides access to the circular "carriage" driveway. Being set well back from the road, the house itself is surrounded by mature trees meaning you are guaranteed privacy and tranquility whilst still enjoying views over open countryside from every aspect.

Briefly comprising Reception Hall, Breakfast Kitchen (with multi-fuel burner) Morning Room, Dining Room, 28ft Drawing Room, Downstairs W.C., 5 double Bedrooms (2 with En-suite Bathrooms) and separate Shower Room, externally there are a plethora of outbuildings including a 54ft Barn, former Stables and Piggeries, a Tank House, (all with potential for conversion) and a Victorian Greenhouse. The extensive grounds consist of a private lawned area adjoining the side of the property, a partially walled kitchen-garden, a 1 acre paddock (suitable for equestrian or livestock purposes) additional garden land and some 5.5 acres of woodland which surround a breathtaking lake, offering a haven for wildlife. Finally, and most uniquely of all is a large monolithic sandstone with dinosaur footprints which are understood to date back an estimated 200 million years! The small village of Great Chatwell sits on the Staffordshire/Shropshire border within easy reach of the nearby towns of Newport, Gnosall and Shifnal. Being just a stone's throw from a popular country pub/restaurant, it is also easily accessible for commuters wishing to access all major road links. Electric storage heaters. Council tax band G. EPC Rating F.



# Chatwell Court Great Chatwell Nr. Newport Staffordshire

## Property entered via

front door set within storm porch into

**Reception Hallway** 11' 11" x 11' 0" (3.63m x 3.35m)

Doors to the Dining Room, Hallway and

**Drawing Room** 28' 7" x 18' 1" (8.71m x 5.51m) (max into bay)  
Working open fire.

**Dining Room** 22' 1" x 15' 11" (6.73m x 4.85m) (max into bay)

**Downstairs W.C.** 8' 0" x 3' 10" (2.44m x 1.17m)

**Morning Room** 16' 5" x 15' 3" (5.00m x 4.64m)  
Gas fire. Double doors out onto the garden.

## Hallway

Door to the rear out into an open Porch area. Stairs to first floor.

## Upstairs to

first floor landing which leads to Bedrooms. Door to cupboard containing hot water tank.

**Master Bedroom** 18' 3" x 14' 8" (5.56m x 4.47m)

**Master En-suite** 15' 0" x 10' 11" (4.57m x 3.32m)  
Open fire within ornamental fireplace.

**Bedroom 2** 18' 6" x 16' 3" (5.63m x 4.95m)

**Bedroom 4** 15' 8" x 15' 2" (4.77m x 4.62m)  
Door to cupboard containing hot water tank.

**Bedroom 3** 18' 6" x 13' 9" (5.63m x 4.19m)

**En-suite Bathroom** 18' 0" x 6' 1" (5.48m x 1.85m)

**Bedroom 5** 14' 8" x 12' 0" (4.47m x 3.65m)

**Shower Room** 7' 1" x 4' 0" (2.16m x 1.22m)

## Externally

To the side of the property is a private lawned garden with small ornamental pond, a Victorian Greenhouse and delightful coppice area.

A partially walled kitchen-garden sits to the rear of the property and lies adjacent to a lawned area which runs down to a breath-taking lake surrounded by established woodland. Served by Wyndford Brook, the lake provides haven for a variety of wildlife and its central island provides an ideal nesting ground for wildfowl.

The woodland extends to some 5.5 acres and hidden within is a quarry pit, upon which stands a derelict Pump House (this was the original water source to the property and the village and pumped water to the Tank House within the grounds adjacent to a 1 acre paddock).

Interspersed within the mature plants and shrubs are a number of productive trees including Fig, Quince, Pear, Plum Hazel, Damson & Medlar. There is a double Stable Building which is currently used for storage, together with 2 former Piggeries and a Tack Room.

A further 53ft Barn provides a particularly useful outbuilding which is suitable for conversion if desired (subject to necessary consents)

## Chatwell Court

Approximate Gross Internal Area = 340.5 sq m / 3665 sq ft



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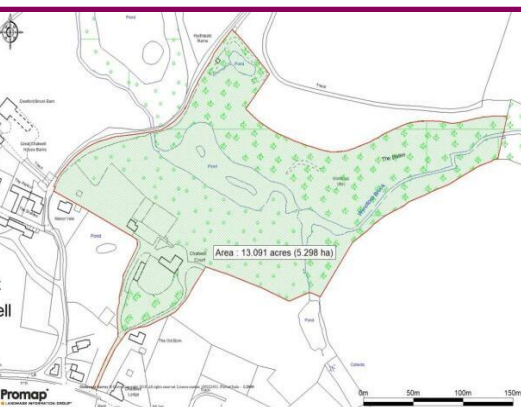
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PROPERTY



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