



Paris, 6 Friary House, The Old Rectory, Admaston, WS15 3NL



Set within the regal Blithfield Hall Estate is Paris, a luxurious first floor apartment showcasing beautifully spacious living accommodation, three double bedrooms and exceptional open views from both the apartment and its private south facing garden. Being offered with the benefit of no upward chain, this elegant countryside home retains a wealth of exquisite features throughout, including traditional panelling, original doors, architraves and coving, sash windows with charming window seats and intricate stained glasswork. The windows south facing windows afford an exceptional outlook towards the private garden and surrounding countryside, adding to the peacefulness of this idyllic private setting. The interiors comprise briefly communal hallway with original staircase rising to the first floor, a stunning entryway and private reception hall, impressive drawing room and a bespoke breakfast kitchen, with three double bedrooms serviced by an en suite and a Jack & Jill bathroom. Outside, there is a useful cellar storage area, a double garage and allocated parking for three vehicles, as well as further visitors parking within the

mature woodland. A private south facing garden is accessed via a gated walkway, overlooking tranquil views towards Cannock Chase. Paris is serviced by double glazed sash windows, electric storage heaters and full fibre broadband.

The Old Rectory is set within three acres of the Blithfield Hall Estate approached via a lengthy driveway through countryside overlooking Blithfield Reservoir below. Formed by an array of character conversion and traditionally styled homes, this historic location is renowned for its peaceful setting as well as convenient proximity to local village amenities and leisure pursuits. Abbots Bromley is a few minutes drive from the property and is home to shops, pubs and a butchers, with more comprehensive shopping facilities easily reached in the Cathedral City of Lichfield. Blithfield Reservoir hosts fly fishing and a sailing club, and local golf courses include The Manor, Ingestre Park and Uttoxeter Golf Club. Cannock Chase is also within an easy drive. The property is well placed for access to the A50, M1, M6 and M42 and direct rail links from Lichfield give access to Birmingham and London (in 80 mins).

- Elegant First Floor Apartment
- Offered with No Upward Chain
- Forming Part of Regal Former Vicarage
- Wealth of Character & Exceptional Views
- Private Entrance Hall
- Reception Hall/Dining Room
- Stunning Drawing Room
- Bespoke Breakfast Kitchen
- Three Excellent Double Bedrooms
- En Suite & Jack & Jill Bathroom
- Double Garage & Parking for Three
- Additional Visitors Parking
- Double Glazed Sash Windows & Full Fibre Broadband
- Peaceful & Private Parkland Setting
- Well Placed for Commuter Routes & Local Amenities

To the front aspect, double doors open into the Communal Hallway, allowing for private entry

into the four apartments within Friary House. The stone Portico entrance gives access to another vestibule, opening in turn to an impressive hallway with a carved oak staircase ascending to the first floor. The front door adorned with the house name in stained glasswork opens into the Entrance Hall, having twin cloakroom cupboards and leading in turn into:

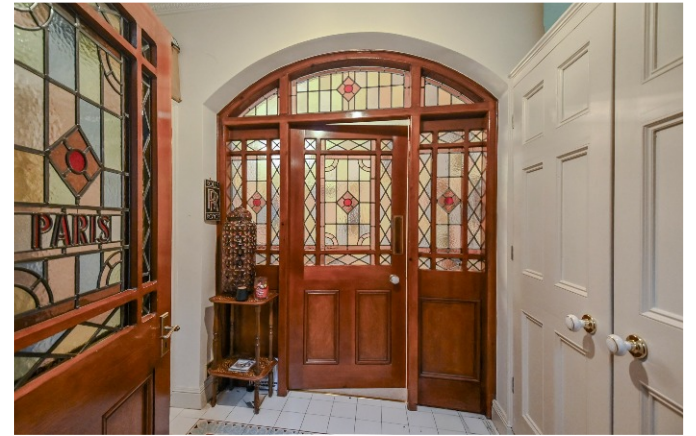
**Reception Hall/Dining Room** 4.9 x 3.21m (approx. 16'1 x 10'6)

A stunning central hallway or formal dining room, with double doors to the airing cupboard, elegant plasterwork and feature panelling, and doors opening into:

**Drawing Room** 7.7 x 7.63m (approx. 25'3 x 25'0)

A fabulous reception room extending to a superb size, having triple sash windows with window seats below overlooking far reaching countryside views. An open fireplace is set to a carved mantelpiece







**Breakfast Kitchen** 4.77 x 3.55m (approx. 15'8 x 11'8)

Fitted with a range of handmade wall and base units with granite work surfaces over, housing an inset double Belfast sink, a Rangemaster cooker and spaces for appliances including an American fridge freezer and washing machine. A sash window faces the front, there is space for a dining table and chairs and the kitchen has tiled flooring

Doors open from the **Reception Hall** into:

**Master Bedroom** 5.79 x 3.37m (approx. 19'1 x 11'1)

A spacious principal bedroom having two double wardrobes and a sash window to the rear with window seat below enjoying open rural views. A door opens into:

**Jack & Jill Bathroom** 3.01 x 2.52m (approx. 9'11 x 8'3)

A four piece suite comprises wash basin set to

vanity unit, WC, walk in double shower and separate bathtub, with a heated towel rail, half tiled walls, tiled flooring and a double glazed window to the side. A door opens back into the central hallway, allowing for this bathroom to also serve bedroom two and as a guests WC

**Bedroom Two** 4.67 x 3.06m (approx. 15'4 x 10'0)

Another spacious double room having a sash window to the front with window seat below and a range of fitted wardrobes. With private use of:

**En Suite Shower Room** 3.01 x 1.37m (approx. 9'11 x 4'6)

Fitted with a modern suite comprising wash basin set to vanity unit, WC and a walk in double shower, with a chrome heated towel rail, tiled flooring and tiled walls

**Bedroom Three** 3.21 x 2.98m (approx. 10'6 x 9'9)

A third double room having a double glazed sash window to the rear enjoying beautiful open views







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	72 C
39-54	E		
21-38	F		
1-20	G		

Floor Area: 1,668 ft<sup>2</sup>



### Outside

The property forms part of The Old Rectory, a prestigious development set within the tranquil former grounds of Blithfield Hall. A country lane leads to the property having stunning views towards Blithfield Reservoir and over rural farmland, and there is ample visitors parking within mature woodland

The drive leads to a shared courtyard where there is a **Double Garage** with both manual and electric entrance doors and **Two Parking Spaces**, and a walkway leads to the front of Friary House where there is a third allocated **Parking Space**. Steps lead down to the **Cellar**, where each of the four apartments has a private lockable **Store** 6.5 x 3.01m (approx. 21'4 x 9'11) as well as a further

### South Facing Garden

From the shared courtyard, a gated archway leads to the rear of Friary House, giving access to a private garden. Laid to lawns, gravelled terraces and a walled boundary, the garden highlights idyllic views over surrounding countryside and towards Cannock Chase

**Please Note:** An bi-annual service charge of £1,800 is applicable. Annual ground rent is £75. The property is Leasehold, with 963 years remaining

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