

IVY COTTAGE LICHFIELD ROAD  
ARMITAGE  
RUGELEY  
WS15 4DX

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

Set within a generous plot is Ivy Cottage, an individual detached character cottage with separate detached annexe benefitting from substantially upgraded interiors, a wealth of character throughout and a rural setting enjoying countryside views to the front and rear, all within close distance of Lichfield City Centre.

### ACCOMMODATION

Ground Floor:  
Entrance hallway  
Drawing room  
Office  
Kitchen/dining room  
Walk in pantry  
Family Bathroom  
Bedroom four

First Floor:  
Principle bedroom with ensuite  
Two further bedrooms  
WC

Annex  
Ground floor:  
Kitchen  
Bathroom  
Living room/bedroom

First floor:  
Bedroom  
Wetroom/bathroom

**Garden and Grounds:**  
The gated entrance opens from Lichfield Road into the generous private driveway, providing ample parking and turning space for both the Cottage and Annexe. A character working well is featured within the front garden and mature foliage and hedges provide screening from the road to the front.  
The overall plot totals 0.4 acre, much of this being laid to landscaped gardens to the rear which features well tended lawns and stocked borders.

Approximate Gross Internal Area: 2,655 Sq Ft (247 Sq M)

EPC Rating: G

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



## SITUATION

Nestled in a picturesque village just outside Longdon Green, Ivy Cottage offers a serene escape in the heart of the Staffordshire countryside. Residents can enjoy the peaceful surroundings while being just a short drive from the historic charm of The Cathedral City of Lichfield. Lichfield boasts a wealth of amenities, including shops, restaurants, and convenient transport links, with direct train services to London.

Also nearby is Kings Bromley, offering local amenities such as a Co-op, a traditional pub, and a church. A public bus route runs through the village, providing access to nearby communities, while Rugeley train station offers direct connections to Birmingham and beyond. With easy access to the A51, A38, and A515, and both Birmingham and East Midlands International Airports within close reach, Ivy Cottage is ideally located for both local and international travel. For nature lovers, the scenic Cannock Chase National Forest is just a short drive away, offering acres of woodland, nature reserves, and trails perfect for outdoor exploration.

## DESCRIPTION OF PROPERTY

Upon entering Ivy Cottage, you're welcomed by a light-filled hallway featuring flagstone flooring, exposed wooden beams, and vaulted ceilings, creating a warm and inviting atmosphere. The hallway provides access to the reception rooms and the kitchen, leading off which are the stairs leading to the first floor.

To the left, the recent extension houses a spacious drawing room, bathed in natural light from large windows. This cosy space, with double French doors opening onto the gardens, seamlessly blends indoor and outdoor living—ideal for relaxed evenings or entertaining guests.

To the right of the entrance, the kitchen and dining area provide an open, versatile space for cooking and socialising. The kitchen is equipped with a range of wall and base units, an inset sink, and integrated appliances, including a dishwasher, double oven, and induction hob. Underfloor heating warms the flagstone flooring, while windows on two sides, along with a door leading to the garden, flood the room with light. The dining area features an inglenook fireplace with an open fire, adding a charming focal point. Adjacent to the kitchen, oak double doors reveal a utility cupboard with fitted shelving and space for a fridge freezer and washing machine.

The ground floor also includes a versatile fourth bedroom, accessible through the office. This room could easily function as a playroom or snug and benefits from direct access to the driveway.

On the first floor, the principal bedroom offers generous space, fitted storage, and an ensuite bathroom. Bedrooms two and three, both spacious doubles, are located to the left of the stairs, providing comfort and privacy. A convenient WC is also situated on this floor.

## THE ANNEX

A fantastic feature of this property is the beautifully renovated annex. Offering endless possibilities, it could serve as ancillary accommodation, a guest house, or even generate income as an AirBnB. The ground floor comprises a kitchen, bathroom, and a double bedroom, while the first floor boasts an expansive principal bedroom with an ensuite bathroom and wet room.

## GARDENS AND GROUNDS

Ivy Cottage is set within mature gardens that wrap around the property, with stunning countryside views to both the front and rear. Upon arrival, private gates open to a gravel driveway with ample parking. A picturesque lawn and walkway lead to the house, complemented by charming features like a small pond and a wishing well. The rear garden, mostly laid to lawn, is bordered by mature hedges and shrubs, ensuring privacy. A patio area provides the perfect spot for alfresco dining and summer entertaining, while a versatile summer house offers additional space for a home office, studio, or gym.

## DISTANCES

Rugeley - 4.5 miles

Lichfield - 5.0 miles

Sutton Coldfield - 13.3 miles

Birmingham - 22.0 miles

Birmingham International/NEC - 23.4 miles

M6 - 15.6 miles

M6 Toll - 18.6 miles

M42 - 22.7 miles

(Distances approximate)

## DIRECTIONS FROM ASTON KNOWLES

From the agents' High Street office, turn right onto High St/A5127, turn right onto Tamworth Rd/A453, at the roundabout take the 1st exit onto London Rd/A38, at Swinfin Interchange take the 2nd exit onto Longon Rd/A5206, turn left onto Lichfield Southern Byp/A461, at the roundabout take the 3rd exit onto Birmingham Rd/A5127, at the roundabout continue straight onto The Friary/A51, at the roundabout take the 3rd exit onto Western Bypass/A51, once you pass through upper Longdon turn right onto Lysways Lane and at the junction with the A5014 turn left, Ivy Cottage is located on the left hand side.

## TERMS

Tenure: Freehold

Local Authority: Lichfield District Council

Tax Band: G

Average area broadband: 75 Mbps

Viewings: All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Fixtures & Fittings: These particulars are intended only as a guide and must not be relied upon as statements of fact.

## SERVICES

We understand that gas is LPG and electricity are connected.

## DISCLAIMER

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of





particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: September 2024

Particulars prepared: September 2024

#### Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



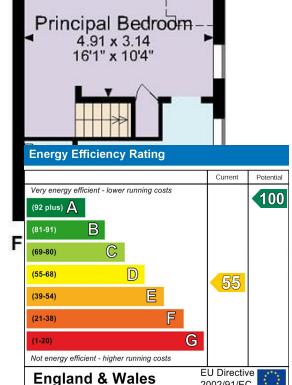
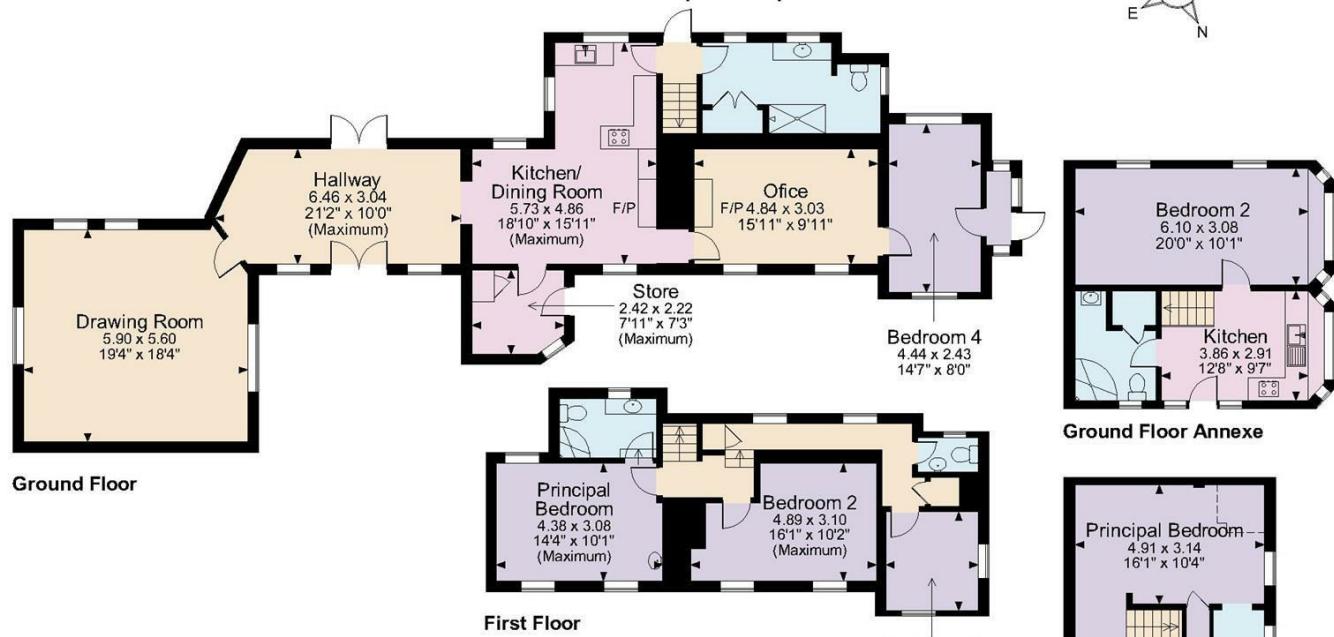
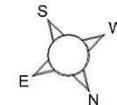
#### Ivy Cottage, Lichfield Road, Armitage, Rugely

Approximate Gross Internal Area

Main House = 1934 Sq Ft/180 Sq M

Annexe = 721 Sq Ft/67 Sq M

Total = 2655 Sq Ft/247 Sq M



#### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • [enquiries@astonknowles.com](mailto:enquiries@astonknowles.com) • [www.astonknowles.com](http://www.astonknowles.com)