



Colton House
Bellamour Way | Colton | Rugeley | WS15 3LL

COLTON HOUSE



A magnificent Grade II Listed Georgian family home of exceptional architectural and historic importance, offering over 9,300 sq ft of accommodation with abundant leisure and commercial potential (STPP).*



KEY FEATURES

Occupying a commanding position within the historic Staffordshire village of Colton, Colton House is a remarkable early eighteenth-century residence whose elegant Georgian architecture, extraordinary interiors and fascinating provenance combine to create a home of genuine distinction.

Dating from circa 1730, the house is Grade II* listed, a designation reserved for particularly important buildings of more than special interest. Its handsome principal elevation remains wonderfully composed, with mellow red brick, sash windows and a classical central entrance approached by stone steps. There are a wealth of important surviving architectural detail internally, including eighteenth-century fireplaces, oak panelling, decorative plasterwork and the magnificent open-well staircase at the heart of the house.

Importantly, Colton House is not a home that relies upon history alone. During the last three years, the ground and first floors have undergone a substantial and exacting programme of refurbishment, introducing beautifully considered contemporary finishes, luxurious bathrooms and an exceptional new kitchen, all while respecting the architectural integrity of the house.

The result is a rare balance: a house in which richly panelled rooms, ornate plasterwork and centuries-old craftsmanship sit naturally alongside contemporary touches and sophisticated modern design.

Accommodation

The sense of occasion begins immediately upon entering Colton House.

A classical doorway with fanlight above opens into the reception hall, where the proportions, architectural detailing and vista through to the grand staircase create a suitably impressive introduction.

Historic England specifically records the open-well staircase with its open string, carved tread ends, barley sugar twist balusters, ramped and wreathed handrail and panelled oak dado. Rising through the centre of the house beneath an impressive open void, it is both a beautiful piece of eighteenth-century craftsmanship and a dramatic focal point around which the accommodation is arranged.

Ground Floor

The ground floor provides a superb sequence of formal and informal entertaining spaces.

The drawing room occupies a prominent position within the house and is an elegant room of wonderful proportions. The curved bay brings natural light deep into the room, while decorative cornicing, ceiling mouldings and an ornate fireplace provide the architectural richness expected of a house of this standing.

Alongside it, the sitting room offers another beautifully proportioned reception space. Tall sash windows overlook the front of the property and the room provides a more intimate environment for everyday family life while retaining the grandeur of the principal accommodation.

The dining room is an elegant and beautifully proportioned space, overlooking the rear of the property, it is distinguished by its rich green decorative scheme, alongside the highlighted gold period detailing and abundance of natural light thanks to its dual aspect. Generous enough to accommodate large scale formal dining, it provides a wonderfully atmospheric setting for entertaining, while its considered interior treatment brings a contemporary confidence that sits comfortably alongside the historic character of the house.

Perhaps one of the most distinctive rooms within Colton House is the bar. Rich timber panelling and an intricately detailed decorative ceiling create a wonderfully intimate atmosphere, with the bespoke bar introducing a more relaxed and sociable dimension to the principal accommodation.

At the heart of the recent refurbishment is the magnificent breakfast kitchen. It represents a confident contemporary intervention within the historic house.

Bespoke cabinetry is arranged around an impressive central island, with richly figured stone work surfaces creating a dramatic focal point. High-quality integrated appliances and carefully considered lighting are complemented by original oak beams overhead, while the depth of colour and material choices give the room a distinctive identity.

It is an excellent example of the approach taken throughout the refurbishment: unmistakably contemporary, yet sufficiently sophisticated to sit comfortably within a house approaching three centuries old.

A pantry and adjoining ancillary spaces provide practical support to the kitchen.











First Floor

The principal staircase rises to a generous first-floor landing, around which the bedroom accommodation is arranged.

The principal bedroom suite occupies a substantial portion of this floor and provides a luxurious private retreat. The bedroom is complemented by a dedicated dressing room and beautifully appointed en suite bathroom.

The recent refurbishment is particularly evident here. Natural stone, bespoke cabinetry, contemporary sanitaryware and carefully designed lighting create a bathroom of exceptional quality, while the scale, character and proportions of the bedroom retain the unmistakable notes of the original house.

There are five further double bedrooms on this level, all having en suite facilities, with bedroom two being a viable secondary principal option, with its view over the garden via the curved bay window and open plan dressing area through to the en suite.

The period character remains evident throughout. Tall sash windows, decorative ceilings, grand fireplaces and generous ceiling heights provide each room with an individual identity, while the recent refurbishment has introduced a level of finish appropriate to the scale and significance of Colton House.















Second Floor

The upper floor substantially increases the versatility of the house.

Arranged around another impressive central landing and the continuation of the open staircase, it provides a collection of seven further en suite bedrooms together with useful storage.

These rooms have a distinctly different atmosphere from the formal principal floors below. Eaves, dormer windows, exposed architectural beams and changing rooflines give the accommodation considerable charm.

Basement

Below the principal house is an extensive basement level. Its generous rooms provide significant storage a lift shaft and a dedicated wine cellar, an entirely fitting feature for a house designed for entertaining on this scale.



KEY FEATURES

Outside

Colton House occupies an established plot, approaching 1.5 acres, within the heart of Colton, yet the gardens to the rear create a remarkably private environment.

The formal architecture of the front elevation gives way to an altogether different character behind the house, where the rear façade reveals the evolution of the building over several centuries. Of particular architectural interest is the magnificent full-height bow window, added around 1800 and specifically referenced within the Historic England listing.

Immediately adjoining the house is a large terrace, creating natural spaces for outdoor dining and entertaining.

Beyond, the gardens unfold through expanses of lawn, natural ponds, mature trees, established borders and areas of more informal planting. Historic brick walls and decorative gateways provide structure and a sense of enclosure, while specimen trees create a landscape that feels mature and established.

The aerial perspective is particularly impressive. Despite the house's convenient village position, the depth of the gardens and density of mature planting create a wonderful sense of separation, with Colton House sitting almost hidden within its own green setting when viewed from beyond the grounds.

Commercial Potential

Although Colton House is now enjoyed as an exceptional private family residence, its scale, configuration and previous commercial history offer intriguing potential for a variety of alternative uses. The property was successfully operated for many years as an award-winning luxury bed and breakfast, it also previously catered for meetings, conferences and larger groups. With approximately 9,364 sq ft of accommodation, numerous reception and entertaining spaces, extensive bedroom accommodation and impressive period surroundings, Colton House could potentially lend itself to a boutique country house hotel, exclusive spa or wellness retreat, wedding and events venue, conference or corporate retreat, educational establishment or other specialist institutional use. Its architectural presence and fascinating history would provide a distinctive identity for any such venture, while the arrangement of accommodation offers considerable flexibility. Any change from its present residential use would, of course, be subject to the necessary planning permissions.

History

Among the many fascinating chapters in the history of Colton House is its association with Frederic Bonney (1842–1921), the Staffordshire born photographer whose work in nineteenth century Australia is today regarded as an important record of Aboriginal life. Born in Rugeley, Bonney travelled to Australia in 1865, joining his brother Edward at Momba Station in western New South Wales, where he developed close relationships with the Aboriginals. During his years there he created an extensive series of photographs documenting individuals, families, customs and everyday life. His photographs,

writings and collected objects consequently provide an important record of cross cultural life in nineteenth century Australia, with examples of his work now held by major institutions including the State Library of New South Wales, National Library of Australia and the Museum of Archaeology and Anthropology at the University of Cambridge.

Following his return to Staffordshire in 1881, Bonney made Colton House his home, bringing with him a remarkable collection of objects gathered during his years in Australia, which he displayed within the house. The Cambridge Museum of Archaeology and Anthropology records that objects from this collection remained in Bonney's possession at Colton House during his lifetime, with a number later entering the museum's permanent collection.

To add to the properties illustrious history, William Pigott, who is recorded at Colton House in 1777 is described in the house's historical records as being 11th in line to the Crown through his descent from Henry VII.

Location

Colton is an attractive and historic Staffordshire village lying just to the north east of Rugeley, surrounded by open countryside and within easy reach of Cannock Chase National Landscape.

Despite its rural character, Colton retains a particularly good range of amenities for a village of its size. These include St Mary's School, the historic parish church and Colton Village Hall, which hosts community activities and a weekly Post Office service. The village is also home to two well regarded public houses, Greyhound Inn Colton and Ye Olde Dun Cow.

More extensive everyday amenities can be found approximately two miles away in Rugeley, where there is a broad selection of shops, cafés and services together with major supermarkets and a Shopping Centre. The cathedral city of Lichfield, together with Stafford and Cannock, provides a wider choice of shopping, restaurants, leisure and professional services, while McArthurGlen Designer Outlet West Midlands at Cannock provides an additional retail destination.

The village is conveniently positioned for the regional road network, with the B5013 providing straightforward access towards Rugeley and Uttoxeter and onward connections to the A51, A5, A38 and M6, placing Lichfield, Stafford, Birmingham and the wider West Midlands within comfortable reach.

Rail connections are particularly useful for a country location. Rugeley Trent Valley railway station is situated on Colton Road and provides services on the West Coast Main Line, including a regular service towards London Euston.

For those seeking a balance between country and city life, Colton is especially well placed: a picturesque village environment with countryside and Cannock Chase close at hand, yet with Rugeley only minutes away and excellent road and rail connections providing access to the wider Midlands and London.



INFORMATION

Services, Utilities & Property Information

Tenure: Freehold
Council Tax Band: H
Local Authority: Lichfield District Council & Staffordshire County Council
EPC Rating: E (Valid until 18 March 2034)
Listed Status: Grade II Listed Building
Property Construction: Standard (Brick/Tile)
Electricity Supply: Mains
Water Supply: Mains
Drainage & Sewerage: Mains
Heating: Mains Gas

Broadband: FTTP / Ultrafast Fibre Broadband connection available. We advise you to check with your provider
Mobile Signal/Coverage: 4G/5G mobile signal is available in the area. We advise you to check with your provider
Parking: ff Street Parking
Special Notes: A Conveyance of the land contains covenants to observe and perform the covenants referred to in the Title Register
Total Internal Floor Area: 9,364 sq ft

Directions - Postcode: WS15 3LL / what3words: small.guides.rocket

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Sutton Coldfield and Lichfield on Tel Number +44 (0)1212 726 900.

Website

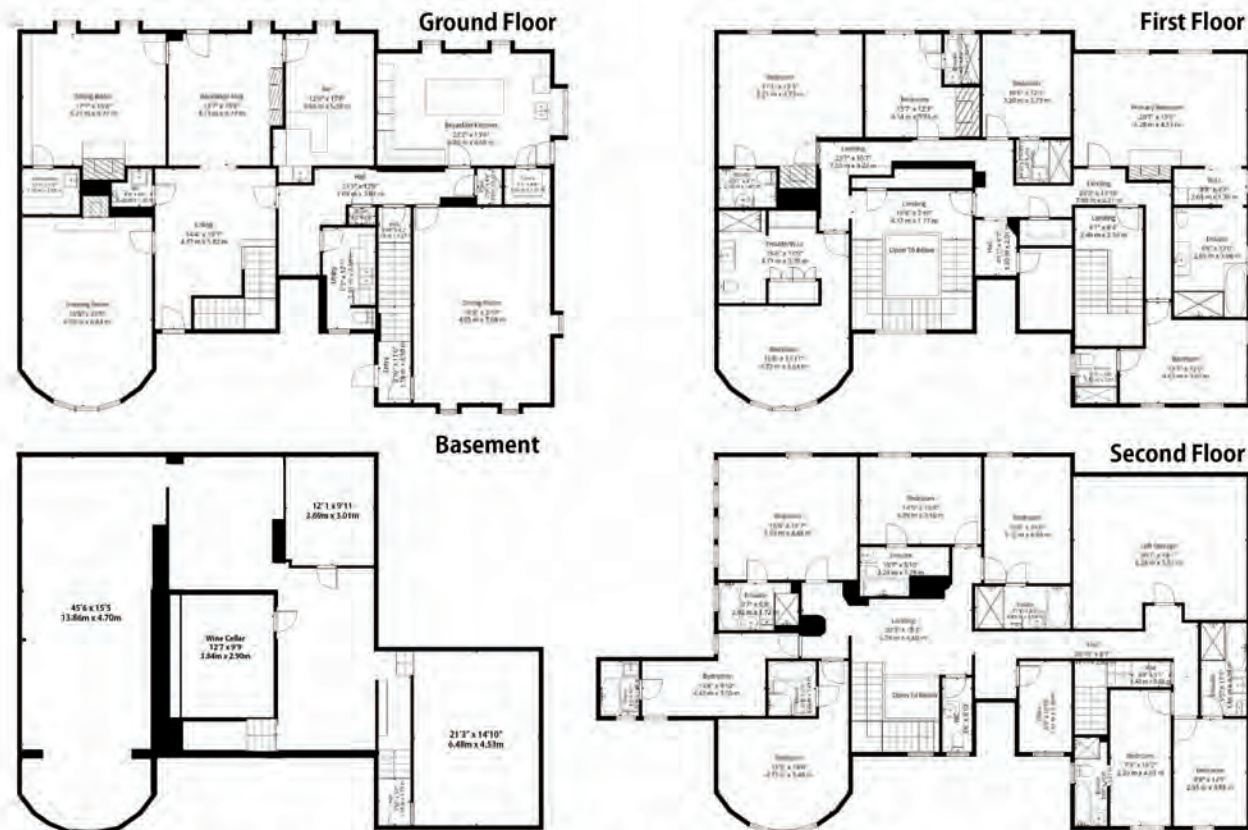
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Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
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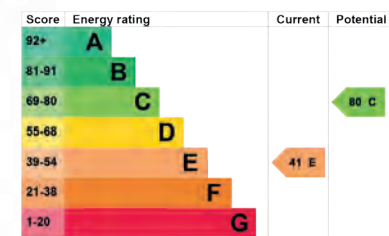
OIEO £2,000,000





Main House Approximate Area: 723m² | 7782 sq ft.
Basement & Storage Approximate Area: 147m² | 1582 sq ft.
Total Approximate Area: 870m² | 9364 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.



Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



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*We value the little things
that make a home*



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I am a property consultant with over 15 years of experience selling luxury property throughout the East Midlands and have worked for the country's largest agencies as well as more local estate agents earlier in my career. I have expertise in all facets of the property lifecycle, from precise valuation and strategic listing to innovative marketing and skillful negotiation. Fine & Country leverages cutting-edge video marketing and a powerful social media presence, amplified by our national network, to provide unparalleled exposure beyond what local agencies can offer. My personal consultant-level service and expert negotiation skills ensure you receive the most accurate and beneficial information, guaranteeing an exceptional Fine & Country experience. I have a strong family background and enjoy spending my spare time with my three boys and partner, Amy. Socially, I relish the opportunity to get out on the golf course, regularly play five a side football and have recently taken to the ever growing sport of padel.

THE FINE & COUNTRY
FOUNDATION

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