

Heather Bank Cottage

Shaw Lane, Gentleshaw, Rugeley, WS15 4NE

John
German





The image shows a bright, airy interior space, likely a hallway or entrance area. The walls are white with a decorative crown molding at the top. The floor is made of large, light-colored stone tiles. In the center, there is a wooden bench with a high back and armrests. Above the bench, a large, rectangular, light-colored artwork is mounted on the wall. To the right, a large, round, rustic clock with a wooden face and metal hands is mounted on the wall. Below the clock is a wooden console table with a distressed, painted finish. On top of the console table is a green glass vase with dried branches and a small white digital clock. To the left, a doorway leads to another room, and to the right, a doorway leads to a living area with a sofa and a patterned cushion. A chandelier with multiple lights hangs from the ceiling.

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£1,100,000

Heather bank Cottage is an impressive Victorian detached country home nestled within the highly sought-after village location of Gentleshaw.

Nestled within an Area of Outstanding Natural Beauty, Heather Bank Cottage is a truly exceptional four-bedroom detached Victorian residence, offering over 2,170 sq. ft of beautifully proportioned accommodation arranged across two floors, complemented by a range of versatile outbuildings. Blending timeless period character with modern family living, this elegant home features four bedrooms, two family bathrooms, and three well-appointed reception rooms. Further highlights include a detached double garage with an adjoining sauna room, adding a rare touch of luxury. Set within a generous plot of just under 0.3 acres, the property is surrounded by beautifully landscaped wraparound gardens and an elevated decked terrace, designed to maximise the breathtaking, far-reaching views across the Staffordshire countryside.

Situated in the sought-after village of Gentleshaw and a stone's throw from Gentleshaw common, Heather Bank Cottage offers an enviable rural lifestyle with excellent local amenities close by. The popular Olde Windmill Inn, scenic countryside walks, and the historic Castle Ring Iron Age hill fort are all within walking distance. Gentleshaw is home to the Ofsted-rated 'Outstanding' Gentleshaw Primary Academy, while nearby Burntwood provides a range of everyday amenities including supermarkets, healthcare facilities, shops, pubs, and restaurants. The area is also well served by secondary education, with Erasmus Darwin Academy and Chase Terrace Academy nearby and further leisure and shopping facilities available in the nearby cathedral city of Lichfield.

For commuters, the property is ideally positioned with convenient access to the A460, A51 and A38, together with the M6 Toll, providing excellent connections across the Midlands and beyond. Mainline rail services are available from Lichfield, Rugeley and Cannock, offering regular links to Birmingham, Manchester and London, making Heather Bank Cottage an ideal choice for those seeking an exceptional countryside lifestyle without compromising on connectivity.

Heather Bank Cottage represents a rare opportunity to acquire a beautiful Victorian family home in an exceptional countryside setting, combining character, space, luxury outdoor living, and superb connectivity.

The entrance door opens into a beautifully welcoming hallway, featuring elegant flagstone tiled flooring and a carpeted staircase rising to the first-floor landing. Cottage latch style doors lead seamlessly into the principal reception rooms, creating an immediate sense of space, character, and refinement. The main lounge offers exceptional versatility. Featuring an electric stove fire, carpeted flooring, ceiling light points, a side aspect window and French doors opening onto the elevated decked area and garden, taking advantage of the breathtaking, far-reaching views towards Lichfield Cathedral. This beautifully proportioned space provides a wonderful connection between indoor and outdoor living. The light-filled family room is an impressive and inviting space, thoughtfully designed to make the most of the property's stunning surroundings. Double glazed French doors open onto the side gardens, while two front-facing windows and two further rear windows flood the room with natural light. The room has a handy loft space and is finished with carpeting and ceiling spotlights. This room provides the perfect setting for both relaxation and entertaining.

From the entrance hall, a door leads into the inner hallway, where a useful utility area with floor-to-ceiling storage cupboards leads through to the superb breakfast kitchen, with beautiful flagstone flooring continuing seamlessly throughout. This exceptional room forms the heart of the home, fitted with an extensive range of bespoke handmade wooden wall and base units, complemented by luxurious quartz work surfaces, an inset Belfast sink, tiled splashbacks, a range-style cooker and an extensive range of integrated appliances. The kitchen is further enhanced by ceiling spotlights, a charming wood-burning stove, French doors opening onto the gardens, a side aspect window, and access to both the guest WC and dining room.

The third reception room provides an elegant formal dining space, featuring wood flooring, a rear-facing window, and a striking brick chimney breast housing an electric stove fire. A beautifully versatile room, ideal for family dining or entertaining guests.

To the first floor, the landing provides access to four well-appointed bedrooms and two luxurious bathrooms. The impressive master bedroom is a standout feature of the home, offering five windows overlooking the front, rear, and side aspects, creating a wonderful feeling of space and light. The room has two ceiling light points and extensive fitted storage, including eaves storage and bespoke wardrobes. There are two further generously sized double bedrooms, together with a versatile single bedroom, which would also make an ideal home office, dressing room, or private study. The fully tiled en-suite/shower room features a contemporary corner shower enclosure with rainfall shower, low-level WC, wash hand basin, mirrored bathroom cabinet, and ceiling spotlights. The beautifully appointed family bathroom offers a luxurious corner shower enclosure with rainfall shower, low-level WC, wash hand basin, and a decorative archway leading to a freestanding bath with shower attachment. Further features include a mirrored bathroom cabinet, half-tiled walls, tiled flooring, and ceiling spotlights.

Externally, the property is approached via secure electric double gates, opening onto a generous driveway providing ample off-road parking and access to the detached double garage. The garage benefits from electric up-and-over doors, power and lighting, an obscured side window and a dedicated sauna/gym area with its own lighting, power supply and side aspect window. To complete this excellent outbuilding, at the rear of the garage there is a useful garden WC together with a generous separate storage room, including power and lighting, providing a practical space for gardening equipment and outdoor essentials. The beautifully landscaped gardens extend around three sides of the property and approach 0.3 acres, creating a wonderfully private and peaceful outdoor retreat. Mature conifers provide excellent privacy, while sweeping lawns, well-stocked borders, and an abundance of established plants, trees, and shrubs create a stunning backdrop. A superb elevated decked terrace provides the perfect entertaining space, ideal for alfresco dining and enjoying summer evenings. The property enjoys a truly enviable position, surrounded by open countryside and offering breathtaking panoramic countryside views.

What 3 Words: //talked.clean.simply

Agents notes: There is no mains gas and no mains drainage.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Oil fired central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17072026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

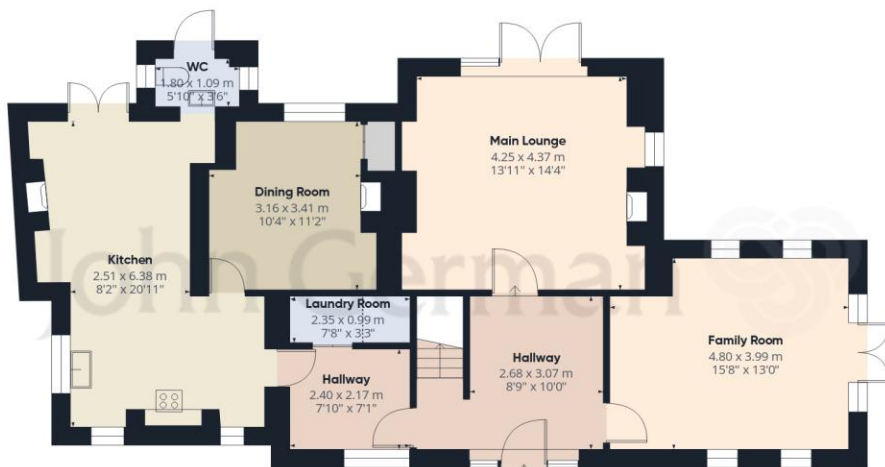




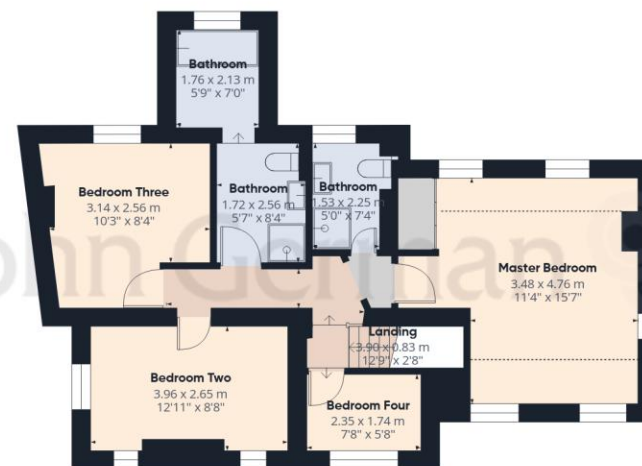




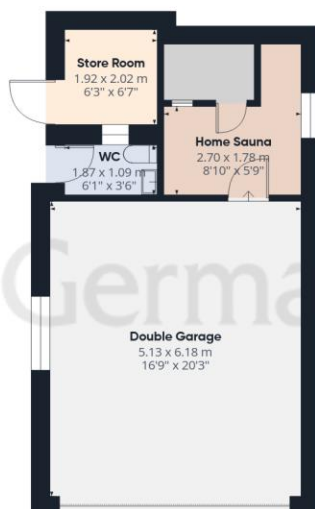




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

201.7 m²

2172 ft²

Reduced headroom

6.7 m²

73 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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