



Pipe Lane Farm  
Blithbury

# Pipe Lane Farm Blithbury



Lovett&Co. Estate Agents are to offer this unique opportunity to purchase a three bedroom farmhouse occupying a large rural plot.

The farmhouse sits on approximately 0.5 acres and enjoys stunning views of the rural countryside with very little passing traffic, and boasts surrounding gardens, gated driveway and double garage.

Internally the accommodation briefly comprises: entrance hallway, modern kitchen with opening to the dining area, a family room with wood burning fireplace, as well as two ground floor bedrooms and a shower room. The top floor features an opening landing to the large upper floor lounge (which could be converted in a further bedroom), as well as family bathroom and generous master bedroom.

It is situated in the outskirts of the rural village of Blithbury in south Staffordshire just a short walk away from Blithbury Reservoir and the neighbouring villages of Hill Ridware and Armitage. Amenities can be found





in the nearby town of Rugeley or the Cathedral City of Lichfield.

**RECEPTION HALL:**

Entrance door, hard-wood flooring, light points, radiators, doors to the two ground floor bedrooms, shower room and dining room.

**FAMILY ROOM:**

Feature recessed log fireplace, carpeted flooring, ceiling and wall light points, window to rear, patio doors to the side and door to the dining room.

**DINING ROOM:**

Tiled flooring, ceiling and wall light points, radiator, French doors to the garden, opening to the modern fitted kitchen.

**KITCHEN:**

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric double oven and grill, plus 4 ring hob with extractor hood, further integrated fridge with freezer compartment, dishwasher, tiled flooring, spot lights, window to the front, side door to the frontage also accessing the utility room.

**UTILITY:**

Further range of base units with fitted cabinets, sink and drainer with hot/cold taps, space for white goods including washing machine, dryer etc. wall



mounted LPG boiler, window to the front and light point.

**BEDROOM TWO:**

Fitted overhead cabinets, carpeted flooring, ceiling light point, radiator and window to the front.

**BEDROOM THREE:**

Carpeted flooring, ceiling light point, radiator and window to the rear.

**SHOWER ROOM:**

Modern fitted suite comprising: shower cubicle, low level WC, cabinet wash hand basin, wall and floor tiling, heated towel rail, window to the front.

**OPEN FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors to the master bedroom and bathroom as well as opening to the spacious lounge.

**LOUNGE:**

Feature fireplace, carpeted flooring, radiators, windows to the front and rear with views of the surrounding countryside. This room could be altered to make an additional bedroom.

**MASTER BEDROOM:**

A range of built in wardrobe and overhead cabinets, carpeted flooring, radiator, ceiling light point plus windows to the front and rear.





### **FAMILY BATHROOM:**

White suite comprising: free standing bath with side taps and shower attachment, wall mounted drawer wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling light, heated towel rail and window to front.

### **EXTERNALLY:**

At the front the driveway is accessed via a double gated entrance and there is parking available for several vehicles along with the detached double garage. The impressive lawn surroundings feature hedged borders, and there is a patio area directly to the rear of the property.

### **SERVICES:**

The property is connected to the electricity mains. Hot water and central heating are provided by an LPG storage tank (2000 litres) and boiler. Sewerage is provided by a septic tank.

### **VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

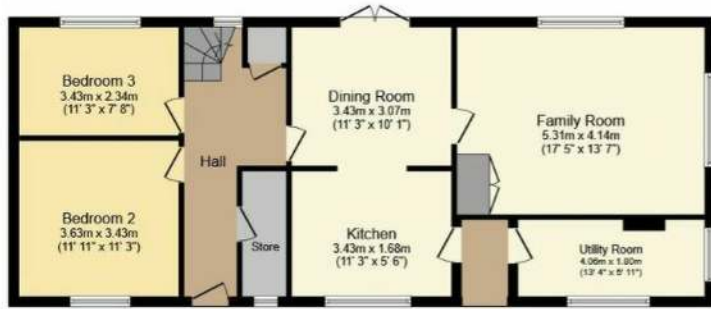
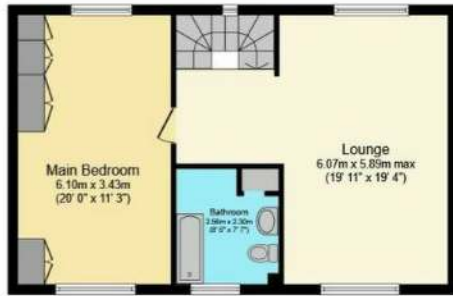
### **DISCLAIMER:**

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given



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FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



