

Blithbury Road

Blithbury, WS15 3HR

John
German

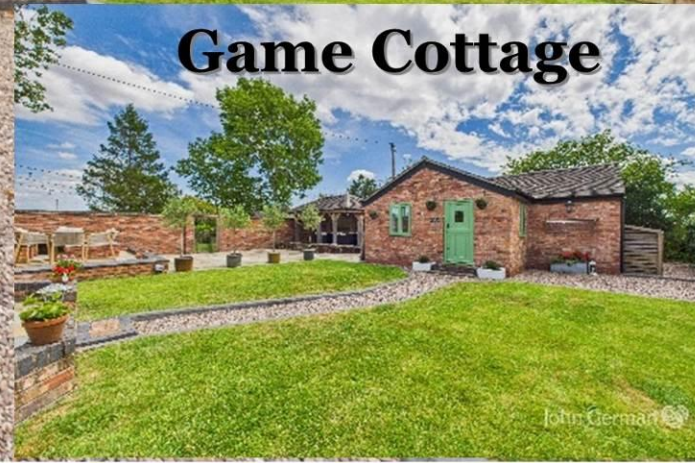
Rosewood Farmhouse



Home Barn



Game Cottage





The Farmhouse



Blithbury Road

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£1,100,000

A truly stunning residence, full of character and charm, nestled in the heart of the Staffordshire countryside. Offered to the market with NO ONWARD CHAIN, this exceptional property includes both a beautifully converted barn and the charming Game Cottage, making it an ideal opportunity for multi-generational living or those seeking versatile

Rosewood Farmhouse is a beautifully appointed farmhouse dating back to the 1930's that has been through a complete redevelopment and renovation by the current owners creating a gorgeous three bedroom main family residence. Sold with the bonus of two further properties comprising 'Home Barn' which is a versatile one-bedroom barn conversion perfect for older relatives or children offering multi-generation living or even Airbnb possibilities, and Game Cottage which is a detached cottage offering the potential for a wide range of uses. All properties benefit from Sky and Full Fibre internet, offering excellent scope for those looking to work from home. The property has also had a new boiler installed.

Internally the farmhouse offers just under 1,400 square feet of accommodation, Home Barn spans 665 square feet, and Game Cottage is just over 380 square feet. Enjoying a plot size of just under 0.4 of an acre in a rural position that enjoys the many benefits of country life yet is still convenient for commuters. It is within easy access of the villages of Abbots Bromley and Hill Ridware along with the Cathedral city of Lichfield and county town of Stafford. Lichfield has a range of upmarket restaurants and bars and two railway stations - the cross-city line has services to Birmingham stopping at suburban holts along the way, and Trent Valley line offering excellent services to London Euston. The M6 toll provides direct access into the national motorway network. There are a choice of popular primary schools in the nearby villages of Colton, Hill Ridware, and Lichfield along with a choice of independent and state high schools in the nearby towns of Rugeley and Cathedral city of Lichfield.

The main residence sits proudly behind secure electric gates opening to the large gravelled driveway providing ample off-road parking for several vehicles. Further gates lead to a block paved courtyard style garden with EV charging point and access into Home Barn. A pathway leads to the front garden where there is a beautifully landscaped area having a lawn, an extensive paved patio ideal for summer entertaining, oak framed garden gazebo and access into 'Game Cottage'. There is a brick wall with gate leading to the large lawned garden with open countryside views over the neighbouring field, a fire pit, garden shed, wood store, and a further large block paved patio seating area.

The first of two additional properties is 'Home Barn', a versatile one-bedroom barn conversion comprising of an open plan kitchen/living/dining area with a fitted kitchen, exposed beams to the ceiling, velux skylight, feature curved wall, large window to the front aspect and wooden flooring. There is a large bathroom with tiled flooring, a roll top bath with shower attachment, low level WC, wash hand basin with tiled splashback, a fully tiled shower cubicle with electric shower, spotlights to the ceiling and window to the front aspect. The spacious main bedroom has exposed beams to the ceiling, velux skylight, wooden flooring and window to the side aspect.

The second property 'Game Cottage' is in a bungalow style with a variety of different potential uses that is currently used as a games room with tiled flooring, windows to the front and both side aspects, exposed beams to the ceiling, and spotlights to the ceiling.

The Farmhouse has a beautiful oak framed porch, with composite entrance door opening into the welcoming hallway having wooden flooring, carpeted stairs rising to the first-floor landing, an opening leading into the snug and doors to the living room and kitchen.

The snug is a warm and inviting space with exposed beams to the ceiling, ceiling light point, cosy log burning stove and window to the front aspect. The living room has windows to the front and rear aspects, exposed beams to the ceiling, ceiling light point and a chimney breast housing the log burning stove.

The heart of the home is the impressive farmhouse style breakfast kitchen with an extensive range of base units with fitted worksurfaces over, inset Belfast sink with mixer tap over, space for a range style cooker, natural stone flooring, feature cast iron style radiators, spotlights to the ceiling, exposed brickwork, two windows and a door to the rear aspect. Internal doors lead to the useful understairs storage cupboard, living room, dining room, utility and side entrance.

The utility room has space and plumbing for a washing machine and tumble dryer, a fitted worksurface with Belfast sink, window to the rear and a door leading out to the side. The light side hallway has a composite entrance door, window to the front aspect, tiled flooring and a door leading into the guest cloakroom.

Upstairs there are three well proportioned double bedrooms and off the landing area are French doors opening out to a balcony area. The impressive master bedroom has wooden flooring, windows to the front and rear aspects, vaulted ceiling with exposed beams and both wall and ceiling light points.

The luxury family bathroom comprises a large double walk-in shower with rainfall shower attachment, low level wc, roll top bath, wash hand basin, heated towel rail, fully tiled walls, herringbone design flooring and spotlights to the ceiling.

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

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

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Propane gas

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

Broadband type: Fibre

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 E

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

Our Ref: JGA/14072025

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.



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Home Barn





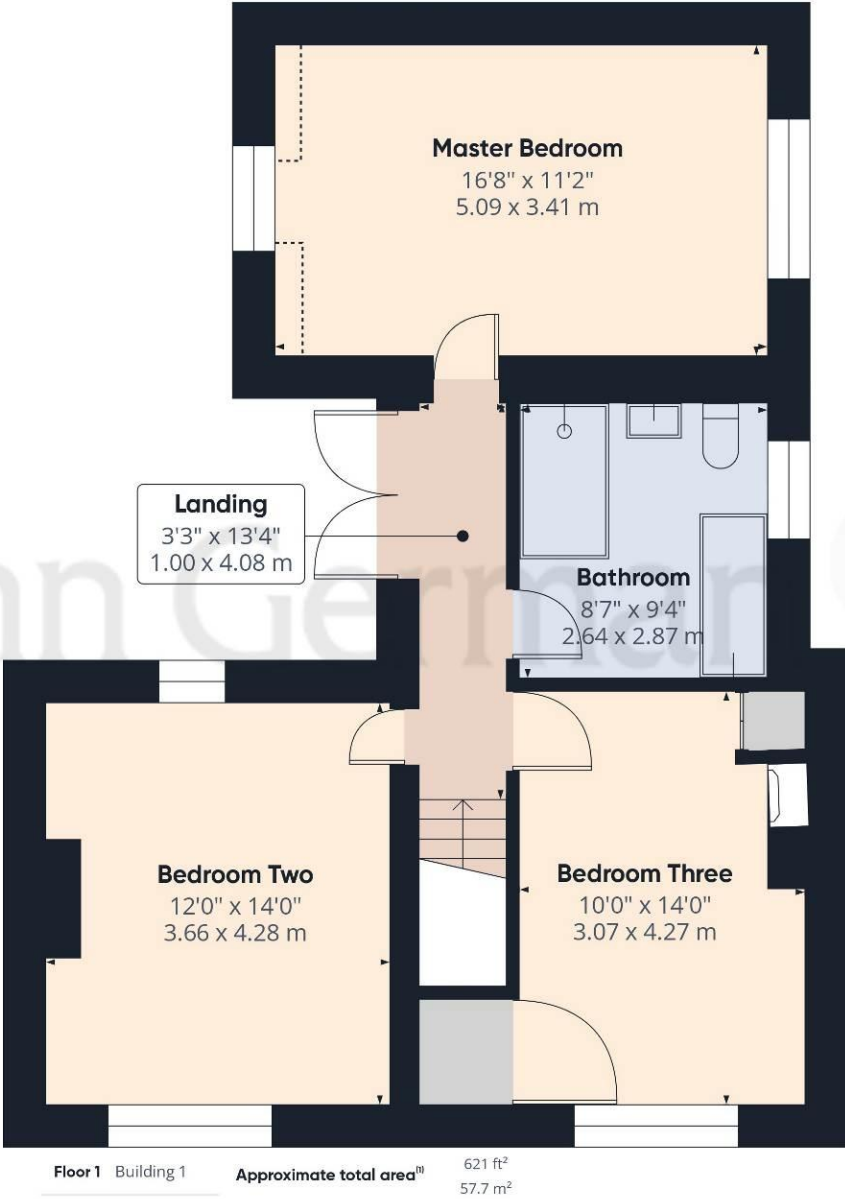
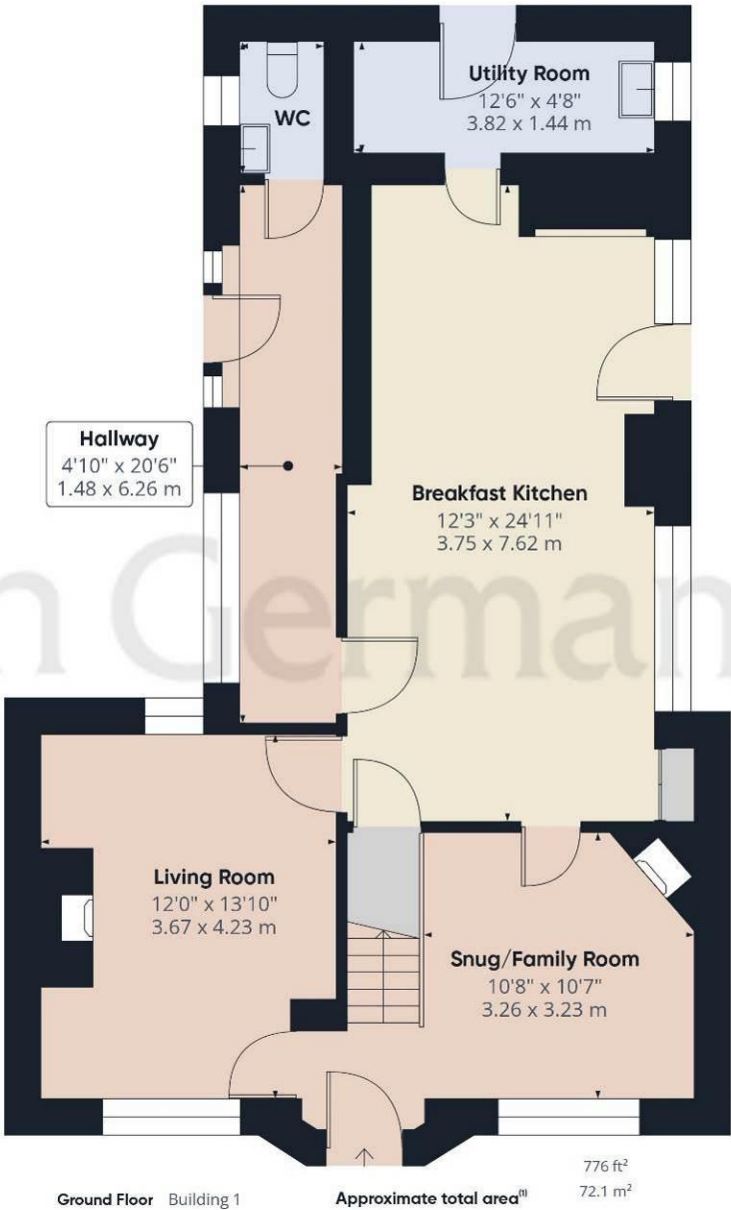
Game Cottage







The Farmhouse

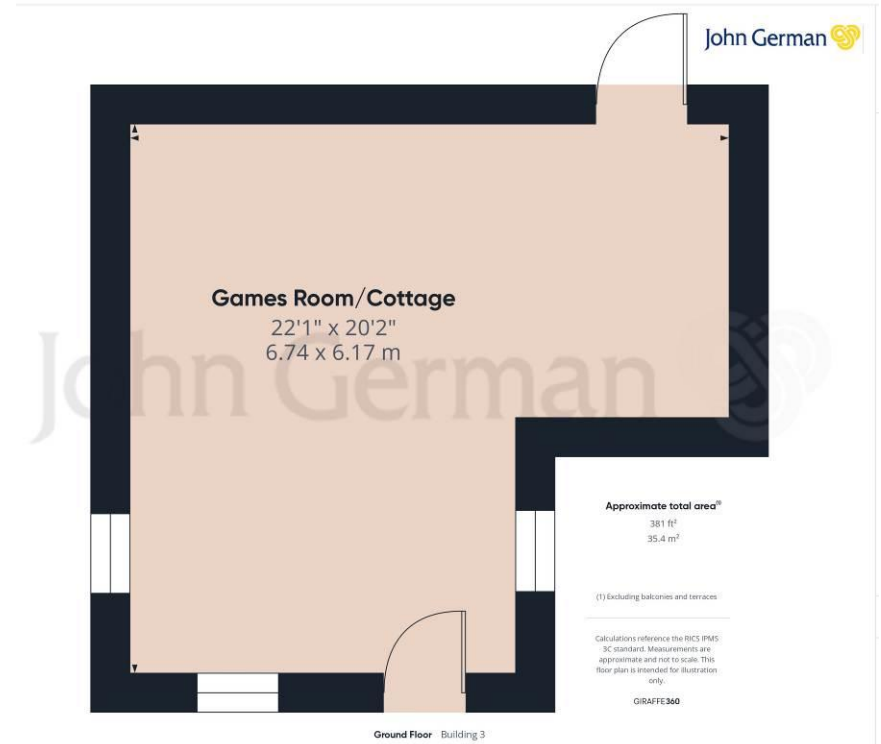


Home Barn



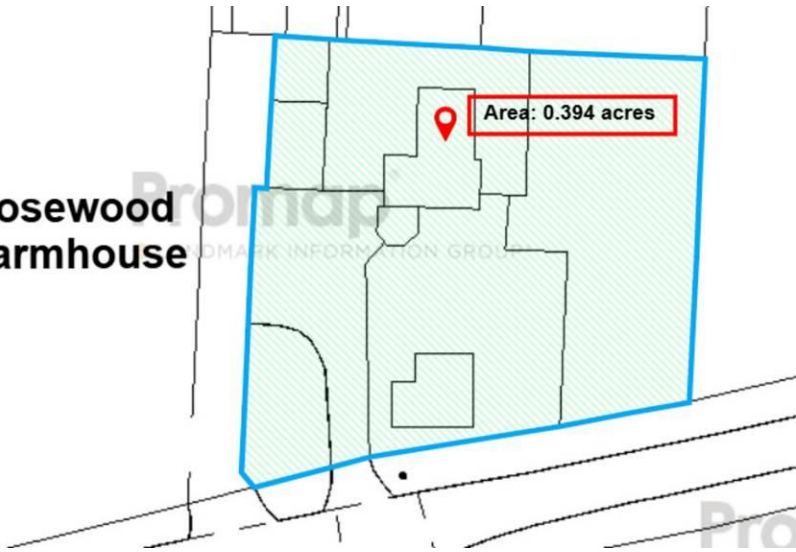
Approximate total area⁽¹⁾
665 ft²
61.7 m²

Game Cottage





Rosewood Farmhouse



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F	34 F	
1-20	G		

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Burton upon Trent | Derby | East Leake | Lichfield
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