GRAND LODGE HORSEY LANE
LONGDON
WS15 4LW

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

The Grand Lodge was constructed in 1814 as the principal entrance lodge to the former Beaudesert Estate, with Historic England recording the lodge as being by John Shaw for the Earl of Uxbridge. Its Tudor Gothic architecture, red brick elevations, ashlar dressings, central gateway arch and decorative detailing reflect its former role as an impressive estate entrance, creating a remarkable sense of arrival that remains one of the property's defining features today.

A grand double-height entrance hall introduces the accommodation, comprising a spectacular open-plan drawing and dining room, elegant sitting room, library, spacious kitchen/breakfast room, study, boot room, boiler/plant room, and cloakroom/WC.

The first floor features a magnificent principal bedroom suite with a dressing room and luxurious en-suite shower room, together with three further bedrooms, two with en-suite shower rooms, and a family bathroom. The second floor provides a fifth bedroom with an en-suite shower room.

The ancillary accommodation includes a stable block with stables, garden store, kennels, and kitchen/WC tack room, together with a coach house offering self-contained accommodation comprising a kitchen/breakfast room, shower room, first-floor lounge/bedroom (six), and double car port. A summerhouse with electricity, lighting and water provides further versatility.

Approached via electric gates and a sweeping driveway, the property stands within just over 3.1 acres of landscaped grounds, featuring a south-facing terrace with an outdoor kitchen and bar, all enjoying far-reaching countryside views.

Extending to approximately 5,337 sq ft (496 sq m) and offering no upward chain this exceptional Grade II listed country residence offers five bedrooms, five bath/shower rooms, four elegant reception rooms in the main house and extensive ancillary accommodation, ultrafast broadband, a solar thermal hot water system, and underfloor heating throughout

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## Situation

Grand Lodge occupies an attractive rural setting within the Longdon area of Staffordshire, surrounded by open countryside, mature woodland and far-reaching views. Although enjoying a wonderfully peaceful and private position, the property remains particularly well placed for access into the historic cathedral city of Lichfield, together with the surrounding Staffordshire villages and wider Midlands road and rail network.

Lichfield is one of Staffordshire's most desirable cathedral cities, renowned for its striking three-spired cathedral, historic architecture, independent shops, restaurants, cafés and cultural attractions. The city offers an excellent balance of heritage and modern convenience, with a vibrant centre, attractive parks and a strong sense of community, making it a highly regarded destination for both families and commuters.

Surrounded by the Trustland of Beaudesert; a particular feature of the location, nearby, Cannock Chase and rural villages offer excellent opportunities for walking, cycling, riding and outdoor pursuits. Grand Lodge is ideally suited to those seeking the space, privacy and beauty of countryside living, while still being within convenient reach of day-to-day amenities, schooling and transport links.

The area is also well served for education, with a selection of primary and secondary schooling available in Lichfield, Burntwood and the surrounding Staffordshire area. Independent schooling is also available locally, including Lichfield Cathedral School, which provides education from nursery through to sixth form. Purchasers are advised to make their own enquiries regarding catchment areas, admissions criteria and availability.

Despite its rural setting, Grand Lodge enjoys excellent connectivity. Lichfield Trent Valley station provides access to the West Coast Main Line, with services towards London, Birmingham and the wider national rail network. Lichfield City station also offers convenient services into Birmingham, while the A51, A38, M6 Toll and M6 provide excellent road links across Staffordshire, Birmingham and the wider Midlands.

Combining the elegance and tranquillity of a rural country setting with excellent access to Lichfield, schools, amenities and major transport connections, Grand Lodge offers a rare opportunity to enjoy a distinguished countryside lifestyle without feeling remote.

## Description of Property

Grade II listed and rich in architectural character, Grand Lodge is an exceptional country residence of genuine character, history and distinction, extending to approximately 5337 sq ft (496 sq m). Originally forming part of the wider Beaudesert Estate, the property has been thoughtfully restored and enhanced to create a superb family home that combines architectural heritage with contemporary comfort styled by Colefax & Fowler of London offering impressive entertaining space and excellent versatility.

The property is approached via a sweeping driveway, where the handsome façade immediately sets the tone. The central arched entrance, red brick elevations, decorative stone dressings, castellated detailing and symmetrical wings create a landmark appearance, while the surrounding landscaped grounds and uninterrupted countryside views provide a magnificent rural backdrop.

Internally, the accommodation is arranged over three floors and has been designed to make full use of the property's scale, light and setting. Original brickwork, stone detailing, exposed beams and substantial architectural features which are beautifully balanced with contemporary double glazing including bronze casements, high-quality joinery, stylish bathrooms and elegant, heritage-inspired living spaces.

### Ground Floor

The entrance hall creates an immediate and memorable first impression, perfectly reflecting the scale, character and quality of Grand Lodge. A striking oak staircase rises to the first-floor landing, with a galleried balustrade above and views through to the principal living accommodation beyond. The space beautifully combines bespoke finishes, fine craftsmanship and impeccable detailing with the original architectural fabric of the building, including exposed stonework and warm timber panelling, creating a dramatic yet welcoming arrival into the home.

The spectacular open-plan drawing room and dining room forms the heart of Grand Lodge and is one of the property's most impressive spaces. Generous in proportion and flooded with natural light, this remarkable room combines relaxed family living with exceptional entertaining space. Floor-to-ceiling glazing frames views across the landscaped terrace, gardens and surrounding countryside, while direct access onto the terrace creates a seamless connection between indoors and out. The drawing room provides an elegant yet comfortable space for everyday use, while the dining area easily accommodates a substantial table, making it ideal for large family gatherings and formal entertaining.

The kitchen breakfast room is beautifully appointed and designed with both style and practicality in mind. Sleek contemporary cabinetry, extensive work surfaces, integrated appliances and a large central island create a highly functional kitchen space, while the dining area provides an informal place for relaxed dining. Original stone mullion windows bring in excellent natural light and offer attractive views over the grounds.

A formal sitting room provides a further elegant reception space, ideal as an evening room or family snug. With full-height glazing, views over the grounds and a beautifully comfortable feel, it offers a more intimate space away from the main open-plan living area.

The library is a particularly charming room, with exposed brickwork, a feature fireplace with Chesney multi fuel stove, bespoke oak shelved bookcases offering a warm, characterful atmosphere. This is a wonderful retreat for reading, working or quiet relaxation, and adds a further layer of personality to the accommodation. The dedicated study/home office provides an excellent working environment with built in storage and bookcases, positioned away from the main entertaining area while remaining conveniently connected to the rest of the house.

The boot room with fitted bespoke country-style cabinetry, Oak bench seating, coat hooks, display storage and direct external access, this is an exceptionally practical and attractive everyday space, ideal for coats, boots, dogs and outdoor equipment after walks, riding or time spent in the grounds.

### First Floor

The first floor is arranged around a central landing and provides four well-proportioned bedrooms, including a superb principal suite.

The principal bedroom suite is an outstanding feature of the property. It enjoys wonderful views across the gardens and surrounding countryside through floor to ceiling glazing. The room is generous, bright and beautifully calm. A dedicated dressing area provides fitted storage, while the luxury en-suite shower room is finished in a contemporary style with twin wash basins, walk-in shower, high-quality fittings and views back across the original architecture and courtyard setting. Bedroom two is a charming double bedroom with exposed beams, fitted wardrobe storage and its own en-suite shower room. It successfully combines the character of the original building with modern comfort, making it ideal for guests or family members.

Bedroom three is another attractive double bedroom, also benefiting from an en-suite shower room. The room enjoys a beautifully presented finish and a pleasant outlook over the manicured grounds.

Bedroom four is a further well-presented bedroom, served by the family bathroom with exposed beams and fitted wardrobes.
The family bathroom is stylishly appointed with contemporary sanitaryware, quality tiling and a spa bath/shower arrangement with built in TV which serves the remaining first-floor accommodation. Adjacent to the bathroom is a useful linen cupboard.

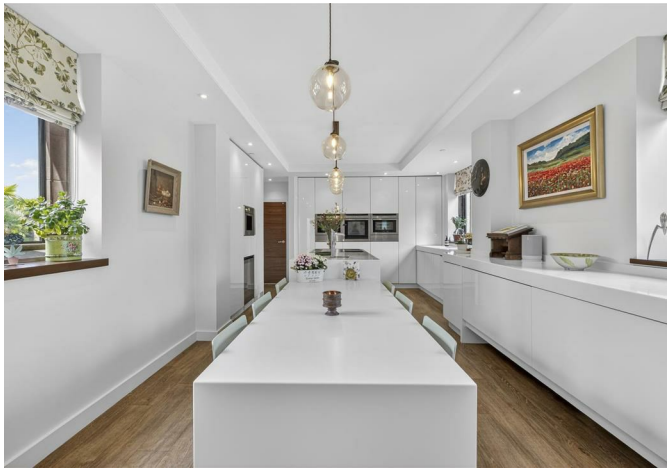
### Second Floor

The second floor provides a private fifth bedroom suite with exposed beams, fitted wardrobes and its own en-suite shower room.

The property benefits from underfloor heating throughout, provided by a wet system, offering an efficient and discreet form of heating across the home. The first and second floors are finished with high-quality English wool carpets, adding warmth, comfort and a refined finish to the bedroom accommodation.

Bedroom six can be found on the first floor in the Coach House.









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## Grand Lodge Horsey Lane WS15 4LW
## Approximate Gross Internal Area
## 5337 SQ FT / 496 SQ M
## (Excluding Stables and outbuildings)




Illustration for identification purposes only, measurements are approximate, not to scale.

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