



PINFOLD COTTAGE | 6 PINFOLD HILL | SHENSTONE | STAFFORDSHIRE |

Downes
&
Daughters
ESTATE AGENCY



PINFOLD COTTAGE

6 PINFOLD HILL | SHENSTONE | STAFFORDSHIRE | WS14 0JN

GUIDE PRICE £685,000

A charming and stylishly presented cottage home occupying an impressive plot and enjoying an enviable position at the very centre of one of Staffordshire's most desirable villages. Well positioned for the train station, providing a regular service in to Lichfield and Birmingham, and the range of shops, pubs and amenities rarely found in a village of this size. Believed to date back 200 years, this incredible home has been created by the joining of three original dwellings, a blacksmith's cottage, forge and stable, to now offer 1,873 square feet of wonderfully flexible accommodation all presented in a flawless style, sympathetic to the age and history of the building. The accommodation currently comprises: Entrance hallway, snug, elegant living room with log burner opening to a rear library and second sitting area with access to a useful cellar, the formal dining room can accommodate an impressive number of guests and the breakfast kitchen continues the 'country cottage' theme and has pleasant views over the garden. A utility room and guest cloakroom complete the ground floor. The first floor is equally impressive.

A principal bedroom opens to its own shower room and the three further bedrooms are served by a vast family bathroom, tastefully refitted in a period style. Further treats lie outside with the rare benefit of an extensive rear garden in such a central village location. Beautifully presented and meticulously manicured, the flourishing beds and borders produce waves of colour throughout the year and the shaped lawns and patio seating areas provide the necessary entertaining or 'play' areas. Private driveway parking for a number of vehicles completes this attractive package which also happens to fall within the King Edwards and Greysbrooke catchment areas.

Viewing is essential to appreciate the enviable position of this property and the abundant charm and warmth you feel once inside. Period style and elegance at its finest.



GROUND FLOOR

- Entrance Hallway
- Snug With Gas Fire & Fitted Alcove Dwarf Cupboards
- Elegant Living Room With Log Burner Opening In To...
- Reading & Sitting Area With Bespoke Bookshelves (Access To Cellar)
- Formal Dining Room
- Breakfast Kitchen
- Rear Hallway
- Utility Room
- Guest Cloakroom





FIRST FLOOR

- Impressive Landing
- Principal Bedroom
- En Suite Shower Room
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Luxury Family Bathroom

NB. Double glazing throughout ground and first floor.







WHY WE LOVE THIS HOUSE...

"Living in Pinfold Cottage feels like being in a little part of the village's history as it was once the old blacksmith's forge. It's also something of a Tardis because once inside it seems to go on and on. The cottage is tucked away from the road and feels nicely secluded, yet it's just a stone's throw from Main Street and the heart of Shenstone with its Post Office, GP surgery, dentist and Russell's the independent butcher's shop. And it's a four minute walk to the village railway station from where you can be in Lichfield in five minutes or Birmingham New Street in thirty. It's a lovely place to live, peaceful and neighbourly yet with lots of local amenities on your





OUTSIDE

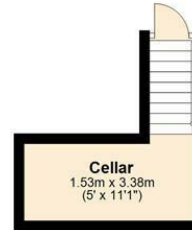
- Private Driveway Parking
- Stylish Front Garden With High Level Boundary Hedging
- Beautifully Presented Established Rear Garden
- Neat Shaped Lawn Surrounded By Manicured Beds & Borders
- An Abundance Of Mature Plants, Shrubs & Trees Including Apple, Damson & Fig
- Patio Seating Areas
- Greenhouse, Shed & Hedge And Walled Boundaries



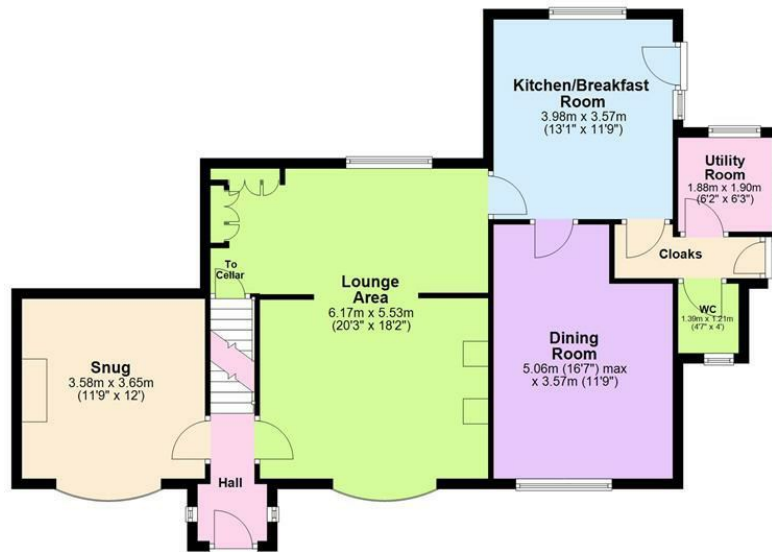


EPC Rating: D

Cellar
Approx. 7.0 sq. metres (75.3 sq. feet)



Ground Floor
Approx. 90.4 sq. metres (973.5 sq. feet)



First Floor
Approx. 76.6 sq. metres (824.4 sq. feet)



Total area: approx. 174.0 sq. metres (1873.1 sq. feet)



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