



THE OLD MOAT COTTAGE & BUILDING PLOT

40 MOATBROOK LANE | CODSALL

BERRIMAN
EATON



LOCATION

The Old Moat Cottage stands in a small lane in a private position in a semi-rural location with lovely views across open fields and farmland to the rear.

Despite the rural idyll of the scene the house stands within easy reach of the comprehensive and wide ranging facilities for which Codsall village centre is renowned and there is easy access to excellent schooling in both sectors.

Communications are excellent with local rail services running from Codsall station, the M54 facilitating fast access to Birmingham and the entire industrial West Midlands and the highly publicised i54 Business Park being approximately 3.5 miles away.

DESCRIPTION

The Old Moat Cottage is an attractive double-fronted detached property which is believed to have Eighteenth Century origins with subsequent extensions having vastly enhanced the scope of the accommodation provided.

The property is tastefully presented throughout and provides well proportioned and well appointed accommodation of much warmth and atmosphere. There is a wealth of internal timbering, double glazed windows and gas fired central heating.

Planning permission has been granted for the construction of a detached, two storey home of approximately 1,323 square feet in total (figure supplied by the architect).

ACCOMMODATION

A timber clad, gabled oak-framed PORCH has a Gothic arched front door leading to the HALL with a raftered ceiling, cast iron stove set within a brick chimneypiece, tiled flooring and single glazed window to the front. There is a lovely SITTING ROOM with a triple aspect with double glazed windows, a painted Minster stone style decorative fireplace and wiring for wall lights. The DINING ROOM has a beamed and raftered ceiling, one single glazed and one double glazed window to the front and a living flame gas fired cast iron stove set within a recessed fireplace, wiring for wall lights and a door into the STUDY with a raftered ceiling, wiring for wall lights and single glazed window to the side. The KITCHEN has a range of wall and base mounted units, space for a range style cooker, space for an American style fridge freezer, plumbing for a washing machine, stainless steel sink unit, double glazed rear window and an open doorway through into a BREAKFAST ROOM with double glazed French doors and windows to the rear and wiring for wall lights.

Stairs with barley twist balustrading rise to the LANDING with a single glazed window to the front. The MAIN BEDROOM is a large double room with a single glazed front window, decorative cast iron fireplace and an adjoining DRESSING ROOM with single glazed window to the side and which has the potential to provide ensuite facilities. There are TWO FURTHER GOOD SIZED BEDROOMS and a

well appointed HOUSE BATHROOM with a white suite with a panelled bath with shower over, pedestal basin, WC with period style high level flush, part tiled walls, tiled floor and a double glazed window to the side.

OUTSIDE

The Old Moat Cottage stands in a lovely semi-rural edge of village location adjoining open fields and farmland to the rear. The house is approached through double wooden gates over a driveway which provides ample off street parking and carriage turning space, access to the GARAGE and which leads into a lawned area to the side. To the side is an area of kitchen garden with the principal GARDENS lying to the other side of the house providing extensive external areas. There is a gravelled terrace, large lawn with well stocked and matured beds and borders and a variety of flowering plants.

There is a total area of approximately 0.25 acres.

PLANNING

Planning permission has been granted for the construction of a "3 bed detached dormer bungalow" of approximately 1,323 square feet in size (figure supplied by architect)

Application No. 22/00020/FUL

Date of Decision 6th October 2022

South Staffordshire Council

SERVICES

We are informed by the Vendors that all main services are installed to The Old Moat Cottage COUNCIL TAX BAND D - South Staffordshire DC.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office.

TENURE The property is Freehold

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

THE OLD MOAT COTTAGE & BUILDING PLOT | 40 MOATBROOK LANE | CODSALL | SOUTH STAFFORDSHIRE | WV8 1DS

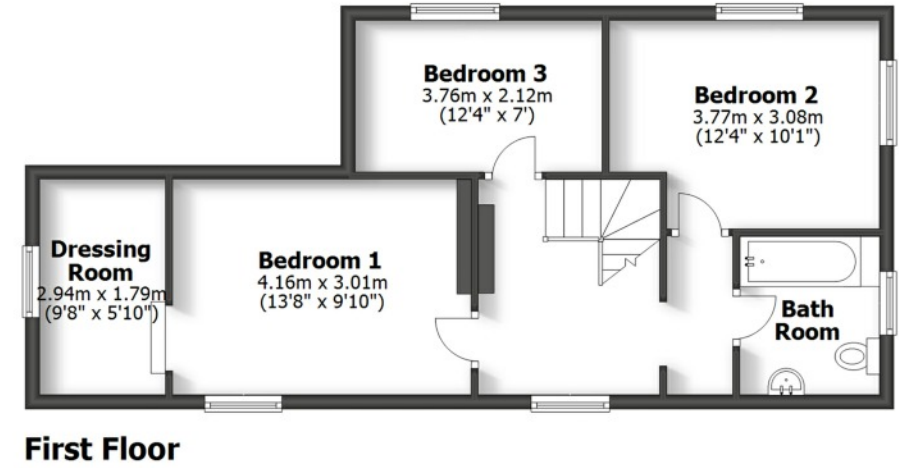
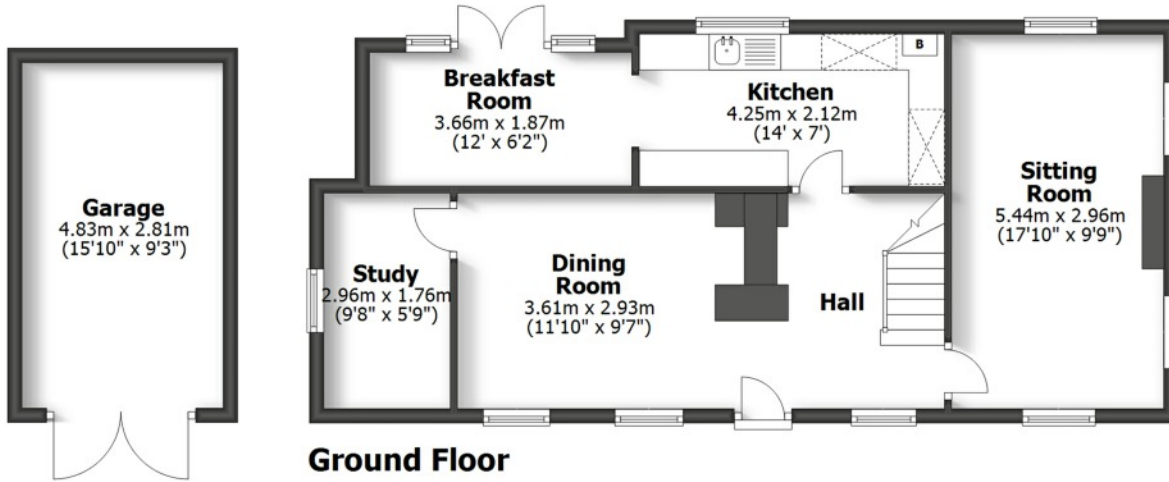
A charming period cottage of enormous character together with a building plot with planning permission granted for a detached dwelling, all standing within a large plot of approximately a quarter of an acre on the edge of a highly regarded South Staffordshire village

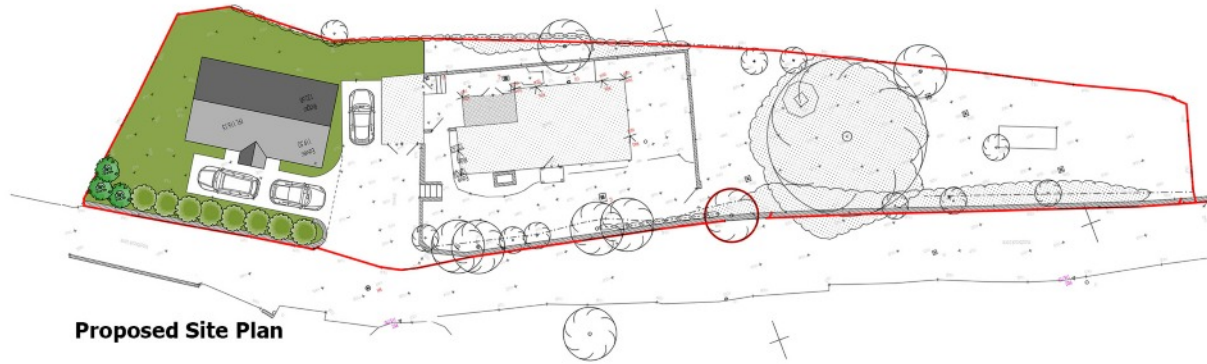
THE OLD MOAT COTTAGE

40 MOATBROOK LANE, CODSALL

HOUSE: 111.2sq.m. 1197sq.ft.
GARAGE: 13.6sq.m. 146sq.ft.
TOTAL: 124.8sq.m. 1343sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

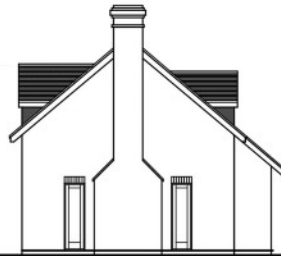




Proposed Site Plan



Front Elevation



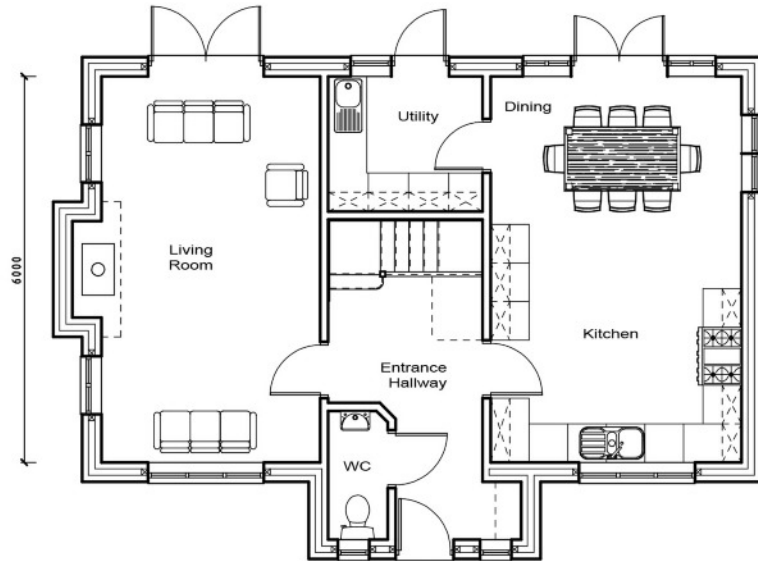
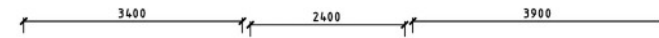
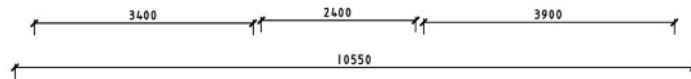
Side Elevation



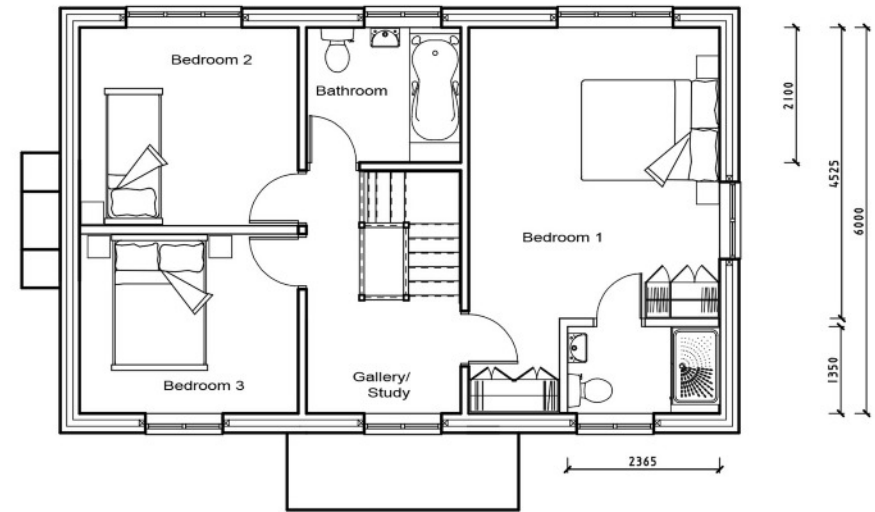
Rear Elevation



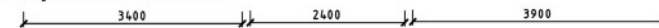
Side Elevation



Proposed Ground Floor



Proposed First Floor









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