

IRONSTONE ROAD
CANNOCK WOOD
CANNOCK
WS12 0QB


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A hidden contemporary residence set behind private gates, offering exceptional privacy, countryside views, fabulous leisure facilities and being finished to an impeccable standard.

Heatherlea is an exceptional contemporary residence set behind private gates within beautifully landscaped grounds, offering a rare degree of privacy. Once beyond the entrance gates, the property feels totally secluded with mature trees, established planting and a predominantly countryside outlook creating a peaceful and private setting rarely found in a home of this scale and specification. Internal viewing highly recommended.

The ground floor is introduced by an impressive entrance hall, leading to a superb open-plan kitchen, dining and family living space centred around a striking feature staircase. Additional accommodation includes a lounge/cinema room, substantial utility room and guest WC, with a cascading staircase rising to the first floor.

The first floor comprises a spacious landing, a principal bedroom with dressing room and en suite, a second bedroom with en suite and walk-in wardrobe, and a third bedroom with en suite. A further cascading staircase leads to the second floor, where bedrooms four and five share a Jack and Jill en suite shower room.

Externally, the property is approached via a private gated entrance and benefits from ample parking, a carport and double garage with electrically operated doors. The landscaped grounds feature four lawned garden areas, a detached leisure suite with gymnasium and bar, an endless pool with underwater treadmill, a six-person hot tub and a composite decked area.

Total approximate floor area: 3891 Sq. Ft or 362 Sq. Meters
EPC Rating: D

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Heatherlea occupies an attractive semi-rural position on Ironstone Road, enjoying a peaceful setting close to Cannock Chase countryside while remaining exceptionally well placed for Lichfield, Sutton Coldfield and the wider West Midlands. Lichfield is only approximately 16 minutes away by car and offers a superb range of independent shops, cafés, bars, restaurants and leisure facilities, together with its historic cathedral city setting, Beacon Park and excellent rail links.

The location is ideal for those seeking countryside surroundings without feeling isolated. Cannock Chase is close by, offering extensive walking trails, cycling routes, woodland and open countryside, while day-to-day amenities, schools and transport links are all within easy reach.

For families, the area is served by a selection of primary and secondary schools across the surrounding area, including Hazel Slade Primary Academy, West Hill Primary School, Norton Canes Primary Academy, Heath Hayes Academy and Kingsmead School, with further options available in Lichfield, Sutton Coldfield and nearby districts.

Transport links are convenient, with access to the M6 Toll and M6 motorway network, providing connections towards Birmingham, Sutton Coldfield, Walsall, Stafford and the wider West Midlands. Rail services are available from Cannock and Hednesford, with further links from Lichfield City and Lichfield Trent Valley stations.

In terms of shopping and leisure, residents have access to local convenience facilities nearby, together with a broader choice of restaurants, cafés, bars and retail amenities in Lichfield, Cannock and the surrounding areas. McArthurGlen Designer Outlet West Midlands is also within easy reach.

Description of Property

Set behind a private gated approach, Heatherlea is an exceptional contemporary residence offering luxurious, highly specified accommodation arranged over three floors, set within landscaped private grounds designed for both family living and entertaining.

One of Heatherlea's most compelling features is the level of privacy it offers. The house is discreetly positioned beyond electric gates and is effectively hidden from the outside world, with mature trees and landscaped grounds providing a strong sense of seclusion. There is very little overlooking from neighbouring properties, with the outlook predominantly across countryside and greenbelt land, creating a calm and private environment which is best appreciated in person.

Upon arrival, an impressive entrance hall, where natural light, contemporary finishes and architectural detailing create an immediate sense of quality. A striking cascading staircase rises through the centre of the home, finished with glass treads, glass-panel balustrades, and sleek metal handrails form a dramatic focal point to the principal living space.

At the heart of the ground floor is a superb open-plan kitchen, dining and family living area, thoughtfully designed to bring cooking, entertaining and everyday family life together in one impressive space. The kitchen is centred around a crescent-shaped island with pristine cream quartz worktops, complemented by mocha brown granite surfaces, extensive soft-close cabinetry and generous storage. The specification is excellent, with Siemens appliances including a built-in microwave, fan-assisted double oven, electric single oven with grill, steam oven, warming drawer and integrated full-size dishwasher. There are also two gas hobs, each with two burners, together with a large central wok burner, an Airforce extractor fan with carbon filter and a boiling water tap.

The adjoining dining and family area provides a wonderful setting for both relaxed daily living and entertaining, with expansive bi-folding doors opening directly to the gardens and terrace. A fitted bar area further enhances the space, complete with a Caple integrated beer fridge and Caple wine cooler. The main lounge / family room offers a warm and inviting retreat, anchored by a DRU 3-sided suspended gas fire and framed by large bi-folding doors which draw in natural light and views across the grounds. A further lounge / cinema room provides excellent flexibility, ideal as a cosy evening sitting room or dedicated cinema space, complete with a DRU 3-sided built-in feature gas fire.

The utility room is a substantial and highly practical space, beautifully in keeping with the standard of the main accommodation. It includes a mains water softener system, Siemens

integrated full-size dishwasher and excellent additional storage, with raised washing machine and tumble dryer housing, making it ideal for family use and entertaining support. A stylish guest WC completes the ground floor accommodation. The property has been designed with comfort, efficiency and technology in mind. The ground floor benefits from underfloor heating throughout, arranged across five individually controlled zones. The first and second floors are served by gas central heating with designer radiators throughout, including a feature radiator to the first-floor landing, all run from a Worcester Bosch combi boiler with backup electric immersion heater. A Systemair Save VSR500 heat recovery system is fitted throughout the property.

Smart home and technology features include Sonos built-in speakers, wired and networked to individually zoned rooms throughout the house, CAT5E networking with multiple sockets, a built-in patch panel and network switch. Velux electric windows and blinds with rain sensors are fitted throughout the second floor, with control panels positioned in each bedroom, on the second-floor landing and ground floor. The principal bedroom and bedroom three also benefit from electrically operated curtain rails with wall-mounted control panels and remote controls.

Ascending to the first floor, the generous landing provides a wonderful sense of space and flow, complete with fitted storage. A discreet doorway provides access to the staircase rising to the second floor.

The principal bedroom suite is a beautifully appointed space, designed to take full advantage of the outlook. Expansive bi-folding doors open onto a shared balcony overlooking the front of the property and surrounding countryside, with an external staircase providing direct access to the gardens below. The suite also benefits from a luxurious walk-in dressing room with extensive bespoke storage and wardrobes.

The principal en suite is finished to an indulgent standard, with electric underfloor heating, a double rainfall and waterfall shower, his-and-hers countertop basins, a freestanding bath with freestanding filler tap, bidet, two heated towel rails; including one within the shower area and one over the bath, together with a mist-free, touch-free illuminated mirror.

Bedroom two offers excellent proportions and luxury, with a substantial walk-in wardrobe and its own beautifully finished en suite bathroom. Bedroom three also enjoys direct access via bi-folding doors to the impressive shared balcony, together with a stylish en suite shower room. All bathrooms throughout the property benefit from heated towel rails, with electric underfloor heating.

A further cascading staircase rises to the second floor, where bedrooms four and five provide charming and versatile accommodation. Both rooms benefit from twin skylights, filling the spaces with natural light, while a contemporary Jack and Jill en suite shower room completes the upper level.

Externally, Heatherlea is approached through double electrically operated entrance gates with video/audio entry system and keypad access. Control panels are positioned in the entrance lobby and on the first-floor landing, serving both the vehicle and pedestrian gates. The property also benefits from CCTV external cameras powered via CAT5E cabling and switch, together with a full alarm system with control panels in the entrance lobby and utility room.

The driveway provides generous parking, with a tarmac parking area to the side and rear of the garage offering ample space for at least eight vehicles. There is also a substantial double garage with electrically operated doors and loft storage space.

A standout feature of the grounds is the detached garden leisure suite, currently used as a gymnasium but offering excellent flexibility as an entertainment space, party room or self-contained leisure retreat. The space includes a bar area with hot boiling water tap, bar sink and integrated beer fridge, making it ideal for hosting family and guests.

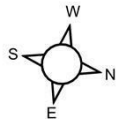
The leisure facilities continue outside with an E2000 Endless Pool, complete with built-in underwater treadmill, together with a separate six-person hot tub. This creates an exceptional wellness and entertaining area, perfectly positioned within the private garden setting.

Distances

- Lichfield city centre: approximately 8–9 miles /



Heatherlea, Ironstone Road, Cannock
Approximate Gross Internal Area
Main House = 3020 Sq Ft/281 Sq M
Garage = 438 Sq Ft/41 Sq M
Outbuilding = 433 Sq Ft/40 Sq M
Balcony external area = 275 Sq Ft/26 Sq M
Total = 3891 Sq Ft/362 Sq M
 Quoted Area Excludes 'External Carport'



- Sutton Coldfield: 18-20 miles
- Birmingham centre: 22-25 miles
- NEC / Birmingham Int.: 25-28 miles
- M6 (J11): 6-7 miles
- M6 Toll: 4-5 miles
- M54 (J1): 14-16 miles

(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Directions from Aston Knowles

From Aston Knowles, begin by heading north-west out of Sutton Coldfield towards the A452 and connect to the A5 heading towards Cannock. Continue along the A5 through the Brownhills and Burntwood areas, following signs for Cannock and Hednesford. As you approach Cannock Chase, continue towards Rawsley and Prospect Village. Turn onto New Hayes Road and then follow local signs towards Ironstone Road. Ironstone Road is located within the quiet residential Prospect Village area near Cannock Chase.

Terms

Tenure: Freehold

• Local Authority: Cannock Chase District Council

• Tax Band: E

• Average area Broadband speed: 150 Mbps, 500Mbps and 900Mbps also available

Services

We understand that mains water, drainage, electricity and gas are connected.

Fixtures and Fittings

Only those items mentioned in the particulars are to be included in the price. All others are specifically excluded but may be available by separate arrangement

Viewings

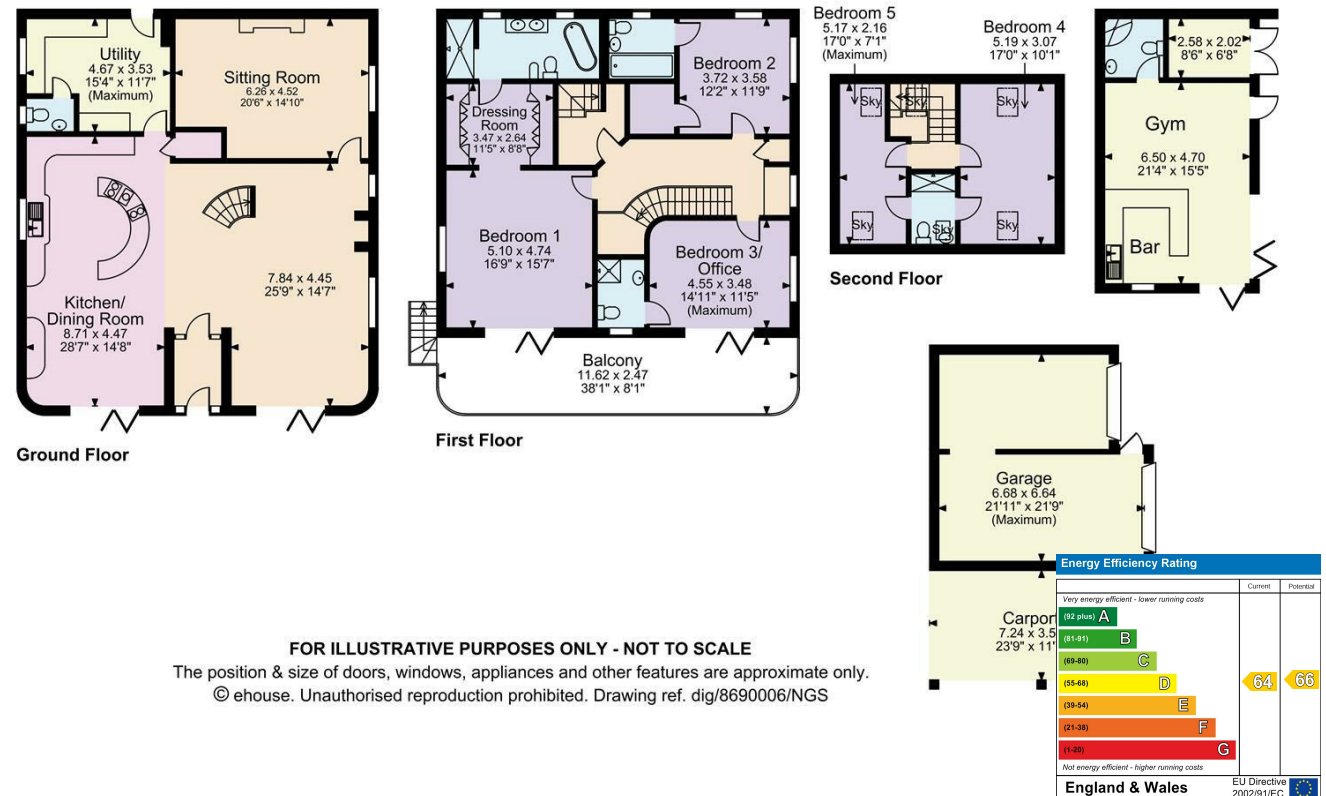
All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

- Photographs taken: May 2026
- Particulars prepared: May 2026

Buyer Identity Verification Fee



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8690006/NGS

Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com