

BROOMY LODGE HAY LANE
LONGDON GREEN
RUGELEY
WS15 4QQ


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This stunning three-bedroom Barn Conversion, situated within the Broomyfields Farm Estate, offers meticulously maintained grounds, providing ample space for occupants to enjoy while experiencing the charm of village life.

ACCOMMODATION

Ground Floor:

Entrance hallway

Drawing room

Snug/study

Kitchen/breakfast room

Dining room

Utility room

Guest WC

First Floor:

Landing

Bedroom 1 with ensuite

Two further bedrooms

Family bathroom

Garden and Grounds:

Private electric gated entry

Driveway with ample parking

Laid to lawn rear garden with patio area

Rear patio into courtyard

Approximate Gross Internal Area: 1,792 Sq Ft (167 Sq M)

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

Nestled within the picturesque village of Longdon Green, offers residents a tranquil and idyllic setting amidst the Staffordshire countryside. Known for its quaint charm, historic buildings, and scenic surroundings. The nearby Cannock Chase National Forest provides acres of woodland, nature reserves, and scenic trails, perfect for exploring and enjoying the great outdoors.

Residents can benefit from proximity to a range of local amenities, including The Red Lion country pub, Lichfield Cathedral School is located within the village, offering quality education options for families with children. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

In terms of transport links, Hay Lane enjoys easy access to major roadways such as the A515 and A51, providing convenient connections to nearby towns and cities including Lichfield, Burton upon Trent, and Stafford. Nearby train stations, including Lichfield Trent Valley and Rugeley Trent Valley, offer further commuting options for residents, ensuring hassle-free travel for work or leisure.

Description of Property

Upon entering the hallway, you're greeted by a bright and airy space adorned with tiled flooring and wooden beams, vaulted ceilings and a gallery landing setting a welcoming tone for the home. Providing access to the reception rooms and the kitchen, the hallway also features stairs leading up to the first floor.

To the right of the hallway lies the drawing room, boasting ample space and a central brick wall housing a log fire, perfect for cosy evenings. Double French doors open out to the front gardens, enhancing the room's charm.

Accessible through the drawing room is the snug, offering a cosy spot to unwind. This versatile space could also serve as a playroom or study, depending on the occupants' needs, with French doors leading out to the rear garden patio.

On the left side of the hallway, the kitchen/breakfast & dining rooms await, providing a spacious and open area for cooking and entertaining. Tiled floors and wooden beams complement the Kitchen's cabinetry and granite worktops, with a central island offering additional seating and workspace. French doors open out to the back garden patio, seamlessly connecting indoor and outdoor living.

Adjacent to the kitchen is the utility room, featuring matching cabinetry and a sink for added convenience, along with ample storage space. It provides access to the guest WC for further convenience.

Moving up to the first floor, storage on the landing adds to the practicality of the home. Bedroom 1, the largest of the bedrooms, offers ample space and includes fitted storage for the occupants' convenience. It also boasts its own ensuite bathroom complete with a white suite comprising a WC, sink, and a bathtub with an overhead shower.

Bedrooms 2 and 3 are situated on the left side of the stairs, both boast stunning vaulted ceilings and are generously sized doubles offering comfort and relaxation. Bedroom 2 benefits from fitted storage for added

convenience.

The family bathroom, located between bedrooms 2 and 3, features a walk-in shower, WC, and sink, providing practicality and comfort for the home's occupants.

The property features underfloor heating throughout on both floors, offering the occupier supreme comfort.

Gardens and Grounds

The property is accessed along a private track leading onto the Broomyfields farm estate. On arrival, you're greeted by electric gates that open into a gravel driveway, offering ample parking space for occupants. A picturesque lawn area and a walkway lead up to the house, while a small pond water feature adds charm to the surroundings. Side access to the rear of the property is also available.

The rear garden is truly stunning, boasting a well-maintained lawn area perfect for various activities. Surrounded by a hedged border with trees and shrubs, the garden offers privacy and seclusion. A patio area provides an ideal spot for alfresco dining and enjoying the outdoors during the summer months.

Directions from Aston Knowles

From the agents' High Street office, turn right onto High St/A5127, turn right onto Tamworth Rd/A453, at the roundabout take the 1st exit onto London Rd/A38, at Swinfen Interchange take the 2nd exit onto Longon Rd/A5206, turn left onto Lichfield Southern Byp/A461, at the roundabout take the 3rd exit onto Birmingham Rd/A5127, at the roundabout continue straight onto The Friary/A51, at the roundabout take the 3rd exit onto Western Bypass/A51, at the roundabout take the 1st exit onto Stafford Rd/A51, turn left onto Longdon Grn, turn left to stay on Longdon Grn, continue onto Hay Lane and the property will be in your right.

Distances

Rugeley - 4.5 miles
Lichfield - 5.0 miles
Sutton Coldfield - 13.3 miles
Birmingham - 22.0 miles
Birmingham International/NEC - 23.4 miles
M6 - 15.6 miles
M6 Toll - 18.6 miles
M42 - 22.7 miles

(Distances approximate)

Terms

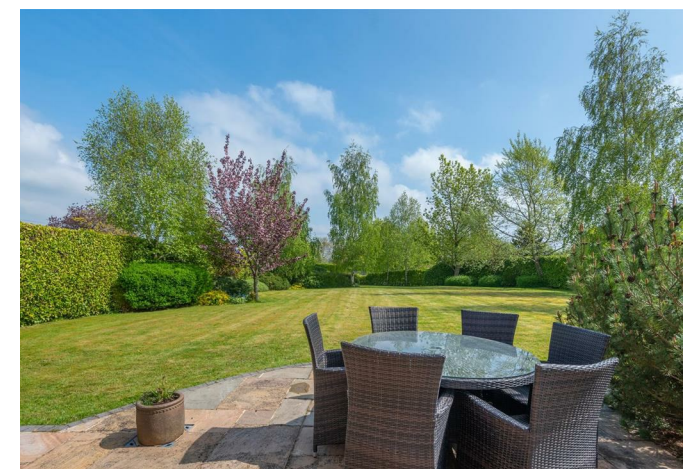
Tenure: Freehold
Local Authority: Lichfield District Council
Tax Band: E
Average area broadband: 150 Mbps

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

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

Services

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





ASTON KNOWLES

Broomy Lodge, HayLane, Rugeley
Approximate Gross Internal Area
1792 Sq Ft/167 Sq M

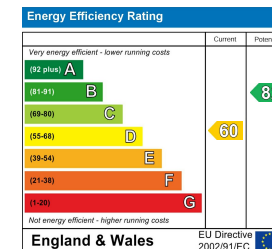


Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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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 2024
Particulars prepared: May 2024

Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

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