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SALES & LETTINGS

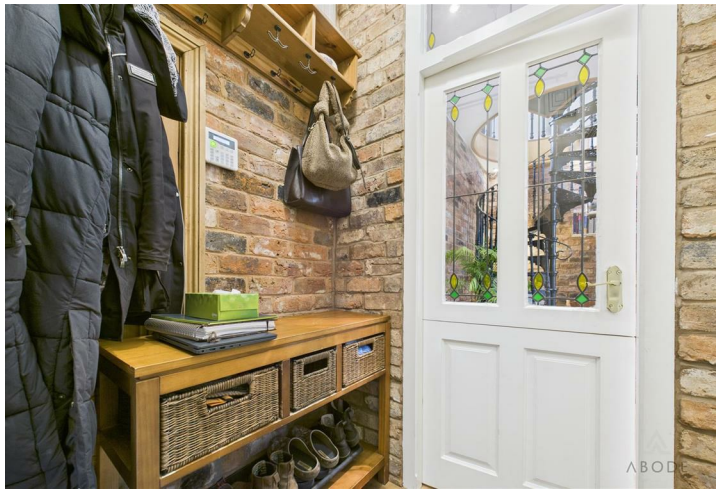
Coach House Mews, Admaston, Staffordshire, WSI5 3NL

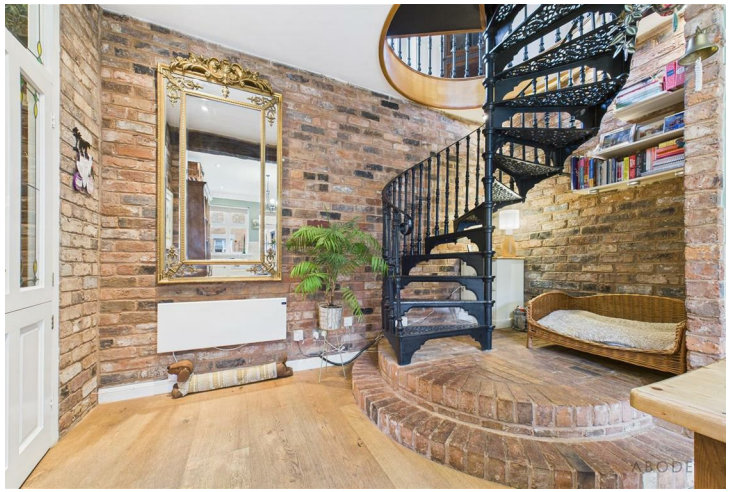
**£375,000**



https://www.abodemidlands.co.uk







Set within the regal Blithfield Hall Estate, The Tower House is an individual and elegant Grade II Listed residence offering beautifully proportioned and immaculately presented accommodation. The property features two generous double bedrooms, excellent outside space including a double garage, and the option of a privately leased garden.

Surrounded by historic parkland and enjoying views towards Blithfield Reservoir, The Tower House combines tranquil rural living with convenient access to local amenities and commuter routes.

Viewing is highly recommended to fully appreciate the character and charm on offer.

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## Entrance Hallway

The welcoming entrance hall provides access to the principal ground floor accommodation, setting the tone for the character and quality found throughout the home with exposed brick feature wall and doors leading to:

## Dining Kitchen

A generous farmhouse-style dining kitchen forms the heart of the ground floor, providing an ideal space for everyday family living and entertaining, while retaining a charming traditional character.

The kitchen benefits from two double-glazed windows to the rear elevation and features a panelled shaker-style kitchen with matching base and wall units, complemented by wood-block preparation work surfaces. Integrated appliances include a Belfast ceramic sink with mixer tap and a striking five-ring range-style cooker, along with space and plumbing for additional freestanding under-counter appliances. A useful pantry cupboard offers further storage and room for extra appliances if required.

The high reaching ceiling showcases exposed beamwork and decorative cornices, and a standout original feature is the wrought-iron spiral staircase rising to the first-floor landing, adding a unique focal point to the room.

## Shower Room

The shower room comprises of a glazed frosted sash window to the side elevation featuring a three piece suite comprising of low-level WC wash hand basin with chrome mixer tap with tiled splashback double shower cubicle with electric shower over and complementary tiling to both floor and wall coverings, heated towel radiator and access hatch leading to loft space, built in extractor fan and spotlighting
























## First Floor Lounge

A superb vaulted first-floor sitting and living area showcasing impressive exposed timber beams and a striking wrought-iron balustrade overlooking the staircase, creating a wonderful sense of space and architectural interest. The room is beautifully presented with soft neutral décor and benefits from excellent natural light from large dual aspect windows to the front and rear elevations. A charming feature fireplace adds warmth and character, while the generous seating area provides an ideal space for relaxing or entertaining. Traditional period features are seamlessly blended with contemporary styling, resulting in an elegant and highly inviting reception space.

## Bedrooms

From the first floor landing, there are two generously proportioned double bedrooms. Both enjoy pleasant outlooks, either over the central Coach House Mews courtyard or across the surrounding Blithfield Hall estate grounds. Original windows and exposed beams showcase the beautiful nature and character of the home. Both bedrooms benefit from built in storage cupboards and wardrobes.

## Family Bathroom

Featuring a three-piece family bathroom suite comprising of low-level WC wash hand basin with chrome tap fittings, bath unit with chrome tap fittings, shower screen and showerhead complementary tiling to wall coverings heated towel radiator exposed beam work with a double glazed skylight to ceiling.

## Outside & Garaging

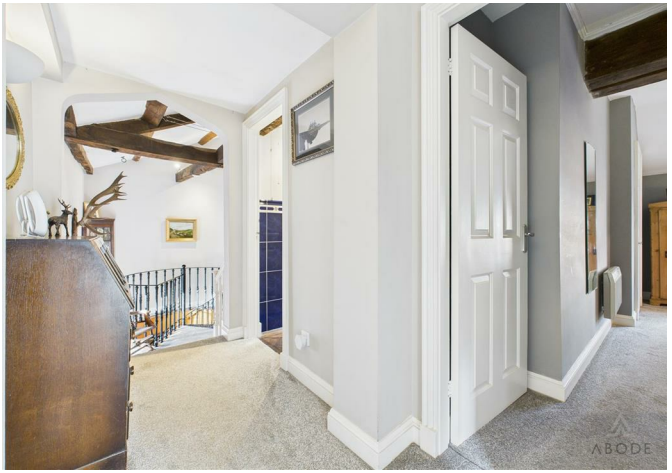
To the front of the property there is allocated parking, while an impressive archway leads through to a central shared courtyard with a charming communal seating area. The Tower House benefits from ownership of a double garage with useful mezzanine storage, located within a nearby block. The property also enjoys access to the stunning communal grounds with reservoir views, along with a generous lawned garden available by private lease arrangement.

## The Estate & Location

Coach House Mews is set within the impressive Blithfield Hall Estate and is approached via a long, scenic driveway through open countryside, with views overlooking Blithfield Reservoir. The estate is believed to date back beyond the 1400s, with Coach House Mews constructed in 1837 after being relocated from another part of the estate. Originally serving as stabling, accommodation and a clock tower, the mews estate was converted into private residences in 1983 and have since been enjoyed for their tranquil setting and historic grandeur.

The nearby village of Abbots Bromley lies just a few minutes' drive away and offers a range of shops, pubs and cafés. The village is also renowned for its annual Horn Dance Festival, considered one of the oldest medieval festivals in England. More extensive amenities can be found in Uttoxeter, the Cathedral City of Lichfield and Rugeley.

Outdoor leisure pursuits are readily available at Blithfield Reservoir, home to sailing and fishing clubs, while local golf courses include The Manor, Ingestre Park and Uttoxeter Golf Club. Cannock Chase is also within easy reach. The property is well positioned for access to the A50, M1, M6 and M42, and direct rail services from Lichfield provide links to Birmingham and London in approximately 80 minutes.





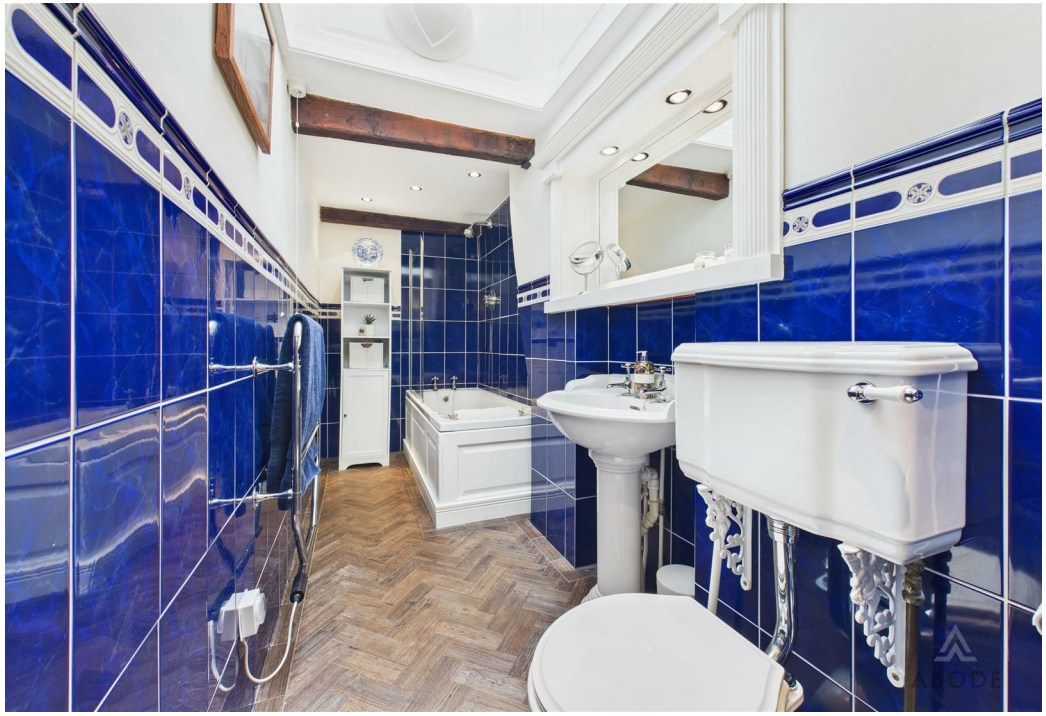

















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**Floor 0** Building 1




**Floor 1** Building 1




**Floor 0** Building 2

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**Approximate total area**(1)

121 m²

1302 ft²

**Reduced headroom**

3.3 m²

36 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 67 |
| (39-54) E | 46 | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |



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