







This unique Grade II listed mews property is located within a courtyard development close to Blithfield Hall, nestled in the Staffordshire countryside. Situated in the desirable hamlet of Admaston, it's just minutes from Blithfield Reservoir, offering scenic walks through wildflower meadows, ancient woodland, and along the shoreline, all with stunning countryside views.

The nearby village of Abbots Bromley provides essential amenities such as a village shop, butchers, and country pubs. Additional shops and services can be found in Rugeley and Uttoxeter, with excellent road links to the A50, M6, and M42, and regular rail services to London from Rugeley, Trent Valley, and Lichfield.

The property is within the catchment areas for St. Mary's COE Primary School and Hart High School in Rugeley. Leisure facilities including fishing, golf, and more are available at Blithfield Reservoir, Manor Golf Club, Brocton Golf Club, and Lichfield Golf and Country Club.

Set over two floors, the property features exposed beams, timber flooring, and Indian Flagstone. The ground floor includes a spacious dining room, lounge with a central fireplace, and a kitchen with modern appliances. Upstairs, there are three well-sized bedrooms, including a master with a vaulted ceiling and en-suite bathroom.

Externally, there's a small courtyard seating area, allocated parking, and a garage with ample storage and a well maintained nearby garden plot. With beautiful reservoir views and a peaceful setting, this property offers great potential for those seeking a character home.

Owners Testimonial - The owner has provided us with their own experience of the property and beautiful surroundings:

"Every time I drive down the long lane, with its stunning views over the reservoir and the lambs playfully skipping around, it feels as though I've left the world behind, escaping all the stress. Even after three years, I still get that same feeling."





## Owners Testimonial

The owner has provided us with their own experience of the property and beautiful surroundings:

"Every time I drive down the long lane, with its stunning views over the reservoir and the lambs playfully skipping around, it feels as though I've left the world behind, escaping all the stress. Even after three years, I still get that same feeling. This community & home is a hidden gem—beautiful, private, and tranquil. Having Abbots Bromley as your local village is incredibly convenient, so you never feel completely cut off from the world. Living in a place steeped in centuries of history is truly a privilege."

## Hallway

Featuring a timber front entry door leading into the space, with Indian Flagstone flooring throughout. A double-glazed window to the front elevation allows natural light, complemented by recessed oak shelving. The ceiling includes coving, and a staircase rises to the first-floor landing. Internal oak doors provide access to:

## Utility

With a double glazed window to the front elevation, woodblock work tops with tiled backing, plumbing space for various white goods, Belfast sink with mixer tap and tiled splashback.

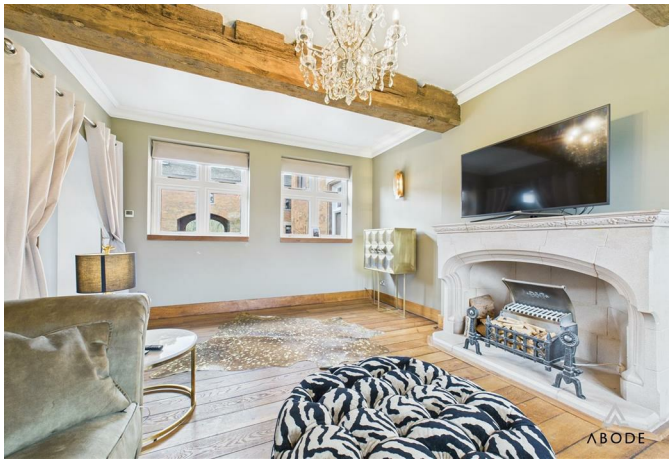


## Dining Room

A spacious dining area with a double-glazed window to the rear elevation, Indian Flagstone flooring throughout, and exposed beam work with ceiling trusses. The room benefits from a range of built-in storage cupboards, a feature fireplace, and decorative coving.











### Lounge

A generously proportioned lounge boasting three sets of double-glazed windows to the front and rear elevations. The exposed timber-panelled flooring enhances the character of the space, while a striking focal-point fireplace serves as a central feature. The ceiling showcases original exposed beam work, complemented by a ceiling rose and decorative coving.

### Kitchen

With a double-glazed window to the rear elevation, the kitchen is finished with Indian Flagstone flooring throughout. It features a range of matching base-level storage cupboards and drawers with wood block drop-edge preparation surfaces, along with a central breakfast island. A selection of integrated appliances includes a ceramic sink and drainer with a mixer tap, a five-ring range-style Belling cooker, and space for additional freestanding white goods. Spotlighting is installed in the ceiling.

### Landing

A bright landing area with a double-glazed window to the rear elevation, an electric heater, and a vaulted ceiling. A ladder provides access to a useful open storage space. Internal oak doors lead to:

### Bedroom One

A stunning bedroom featuring three double-glazed window units to both the front and rear elevations. The vaulted ceiling is enhanced by exposed A-frame beams and trusses. The room benefits from an electric heater, with an opening leading to the en-suite bathroom, which comprises a low-level WC with chrome fittings, a high-level WC, and a freestanding copper bath with a mixer tap.

### Bedroom Two

A well-appointed bedroom with a double-glazed window to the rear elevation and a TV aerial point. An internal door provides access to a useful built-in storage cupboard with hanging rails.

### Bedroom Three

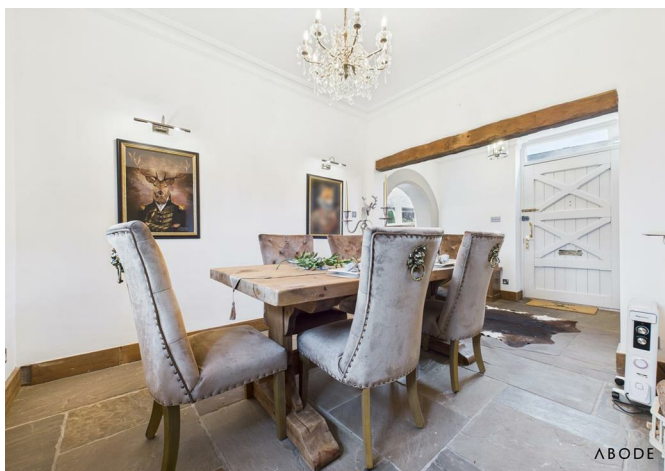
This bedroom features two double-glazed windows to the front elevation with oak timber sills. A built-in storage cupboard with double doors provides ample space for hanging clothes. The room is also fitted with an electric heater and a telephone point.

### Bathroom

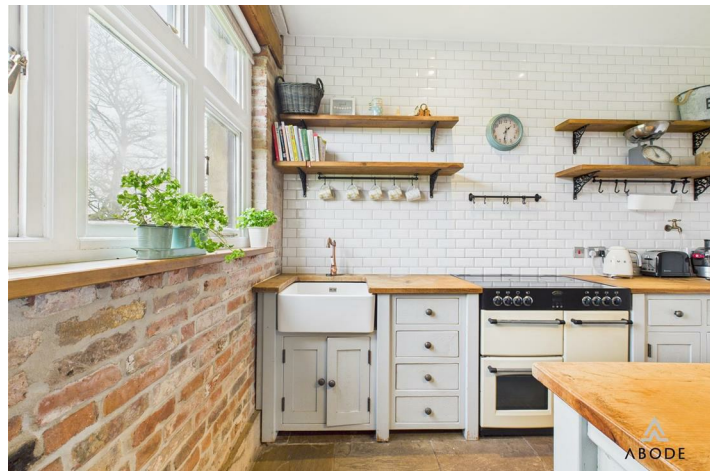
A well-designed bathroom with a frosted double-glazed window to the front elevation. The space features a modern three-piece shower suite comprising a low-level WC, a high-level WC, and a pedestal wash hand basin with chrome tap fittings. A double shower cubicle with a glass screen, rainfall showerhead, and complementary tiled wall coverings enhances the space. Additionally, a built-in storage area provides extra convenience. The ceiling is fitted with spotlighting, and the room benefits from a chrome heated towel radiator and a thermostat for underfloor heating.

### Estate Charges

Upkeep of the estate includes charges of around £550 - £650 per annum.







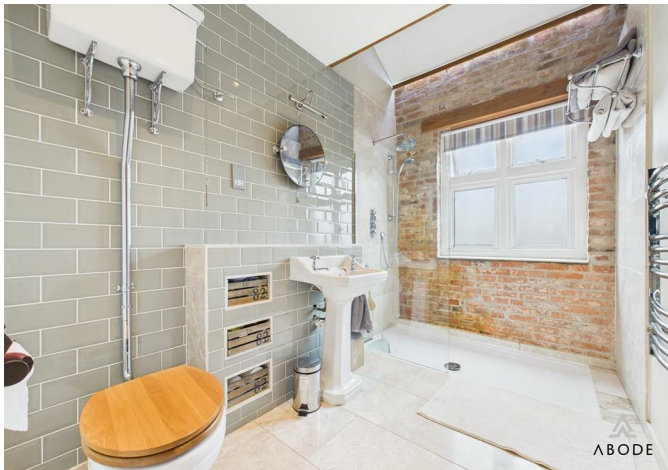
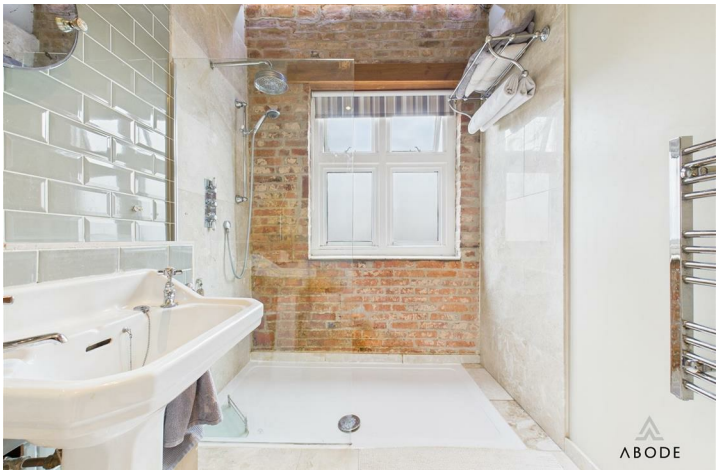
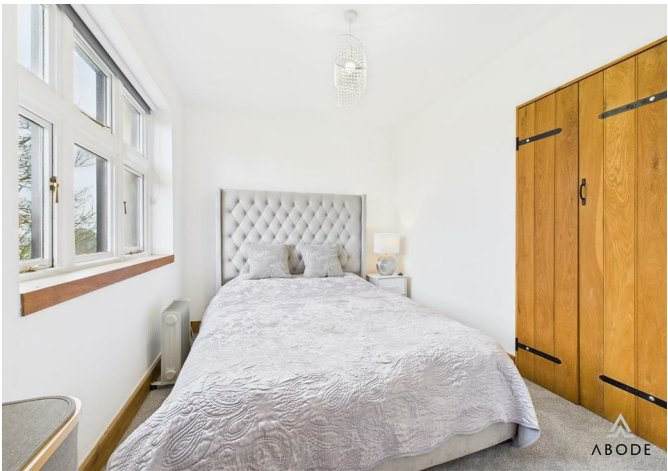
























Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

120.3 m<sup>2</sup>

1294.91 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





## Energy Efficiency Rating

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