





Coach House Mews is a charming and characterful three-bedroom Grade II listed mews property, forming part of a former coach house and stables conversion completed in 1984 within the grounds of historic Blithfield Hall. Tucked away in the peaceful Staffordshire hamlet of Admaston, the home sits in a picturesque courtyard setting, accessed via a long private driveway with sweeping views of open countryside and the nearby Blithfield Reservoir. The reservoir is just a short walk away, offering scenic trails through meadows, woodland, and along the shoreline.

The nearby village of Abbots Bromley provides essential amenities including a village shop, butcher, and traditional pubs, while Rugeley and Uttoxeter offer a broader range of services. The location also benefits from excellent road links via the A50, M6, and M42, with rail connections to London from Rugeley, Trent Valley, and Lichfield. The property lies within the catchment for St. Mary's C of E Primary and The Hart School, and is close to leisure facilities including Blithfield Reservoir, Brocton and Manor Golf Clubs, and Lichfield Golf and Country Club.

Inside, the home offers spacious and well-presented accommodation across two floors. The ground floor includes an entrance hall with a built-in study area, a generous lounge with exposed beams and feature fireplace, a large kitchen diner with central island and integrated appliances, and a convenient WC. Upstairs are three double bedrooms, including a principal suite with en suite shower room, alongside a stylish family bathroom with roll-top bath. With its blend of period charm, modern touches, and a truly idyllic setting, Coach House Mews is a rare countryside gem.



Hallway

Welcoming entrance hallway with a balustrade staircase rising to the first floor landing. The space also benefits from a useful under-stairs storage area and a fitted study/office desk with telephone point, ideal for home working. Finished with panel flooring throughout, an electric storage heater, and internal doors leading to the principal reception rooms.

Lounge

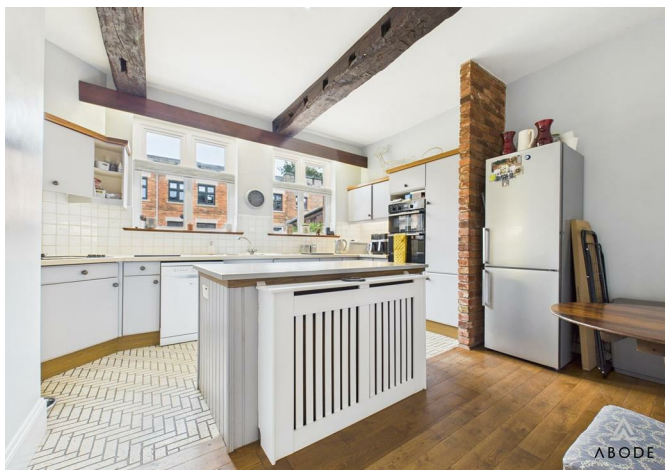
A beautifully presented main reception room featuring two stone mullion windows to the side elevation and a further double-glazed unit to the rear, allowing for plentiful natural light. The room is finished with panelled flooring, a focal point electric fireplace with a timber Adam-style surround, tiled hearth and backing, and original exposed beam work to the ceiling. Additional features include a dado rail, ceiling rose, TV aerial point, and electric storage heater.

W.C.

Conveniently located ground floor cloakroom with a frosted glazed sash window to the side elevation. Fitted with a vanity wash hand basin with chrome tap fittings, low-level WC, complementary tiled splashback, panel flooring, and panel heater. Access to additional loft space is provided via a ceiling hatch.







Kitchen/Diner

A spacious and functional kitchen diner with two double-glazed windows to the rear elevation. The kitchen is fitted with a comprehensive range of matching base and eye-level cupboards and drawers, complemented by drop-edge preparation work surfaces and tiled splashbacks. Integrated appliances include a four-ring electric hob, oven and grill, and a one-and-a-half stainless steel sink with drainer and mixer tap. There is ample space and plumbing for further freestanding and under-counter white goods. The room also features a central breakfast island, exposed beam work to the ceiling, and integrated ceiling spotlighting, making it a perfect space for both family meals and entertaining.

Landing

A spacious central landing area featuring two stone mullion windows to the front elevation, a built-in storage cupboard, and internal doors providing access to:

Bedroom One

A generous double bedroom with two double-glazed windows to the rear elevation, electric storage heater, and access to loft space via a ceiling hatch. This room benefits from a comprehensive range of built-in fitted wardrobes with folding doors, incorporating hanging rails and shelving. Internal door leads to:

En-suite

A well-appointed en suite shower room comprising a low-level WC, double shower cubicle with sliding glass screen, and PVC panelling to wall coverings. An oversized sink unit with mixer tap is set into a base-level storage cabinet with additional eye-level vanity units. Additional features include a shaving point, extractor fan, ceiling spot lighting, chrome heated towel radiator, and a vaulted double-glazed Velux window to the ceiling. Complementary tiling is fitted to both floor and walls throughout.

Bedroom Two

A large double bedroom with two bespoke stone mullion windows to the side elevation, two electric storage heaters, and a pair of built-in fitted wardrobes with folding doors, each offering hanging rails and shelving.

Bedroom Three

With a double-glazed window to the rear elevation, electric storage heater, loft access via ceiling hatch, and a built-in wardrobe with folding door, complete with hanging rails and shelving.

Bathroom

A striking four-piece family bathroom suite featuring a low-level WC, pedestal wash basin with chrome tap fittings, and a roll-top bath with chrome fittings, claw feet, and handheld shower attachment. The room is finished with tongue and groove panelling to the walls, a heated towel radiator, ceiling spotlights, a vaulted double-glazed Velux window, and exposed original ceiling beamwork. Further features include a shaving point and towel rail.

Additional Information

£645 year maintenance covers driveway, communal gardens and car park

£100 year for garden

£99 year for the ground rent

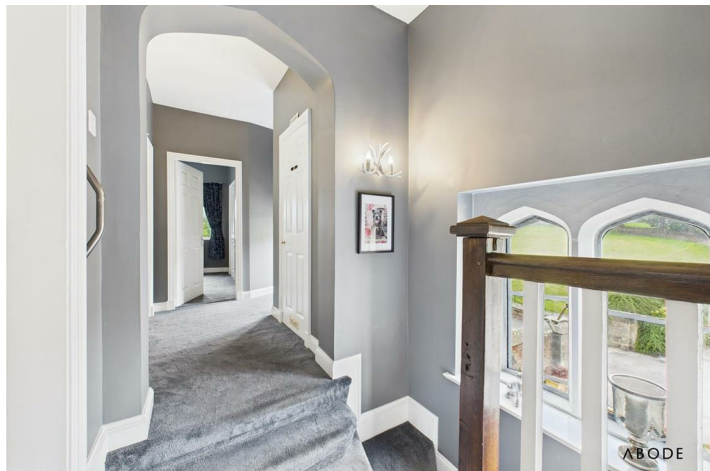
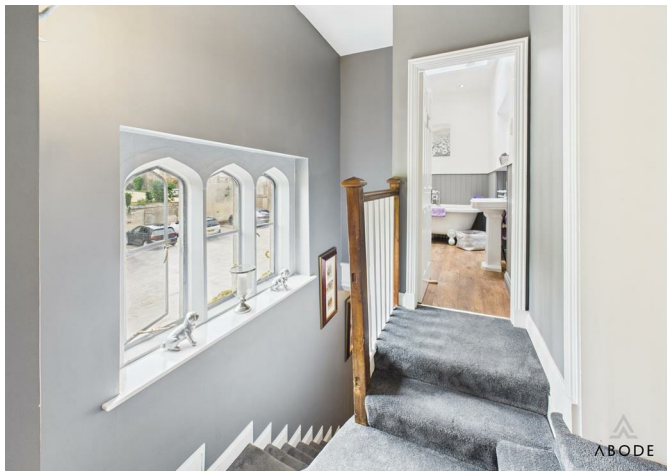
Lease Start Date 19/11/1984

Lease End Date 29/09/2983

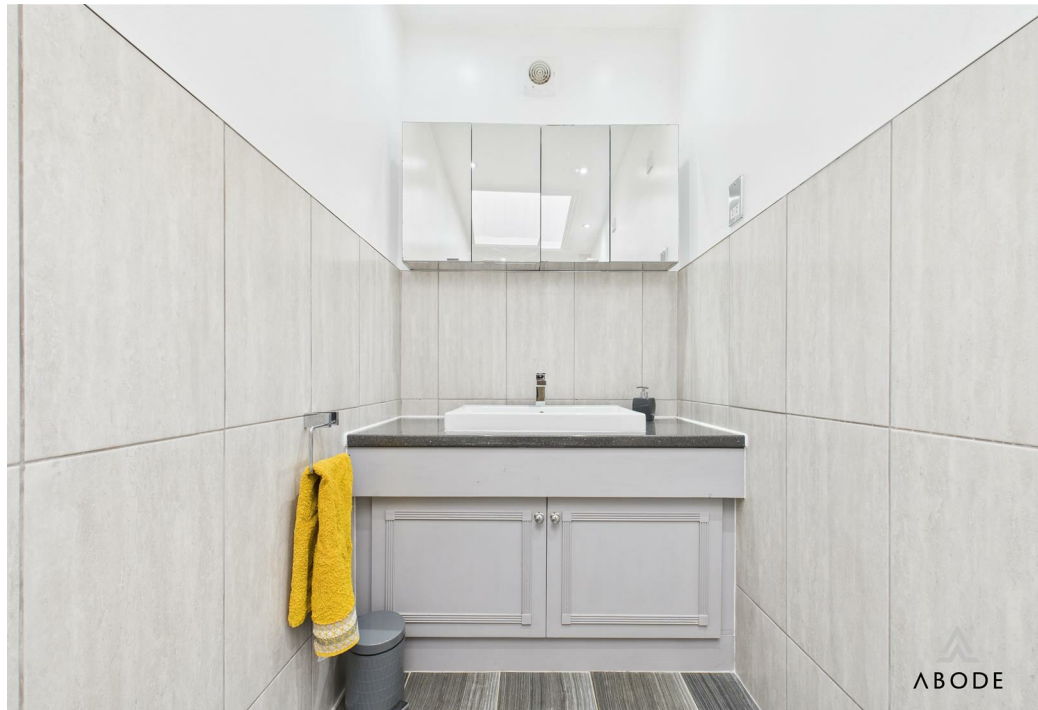
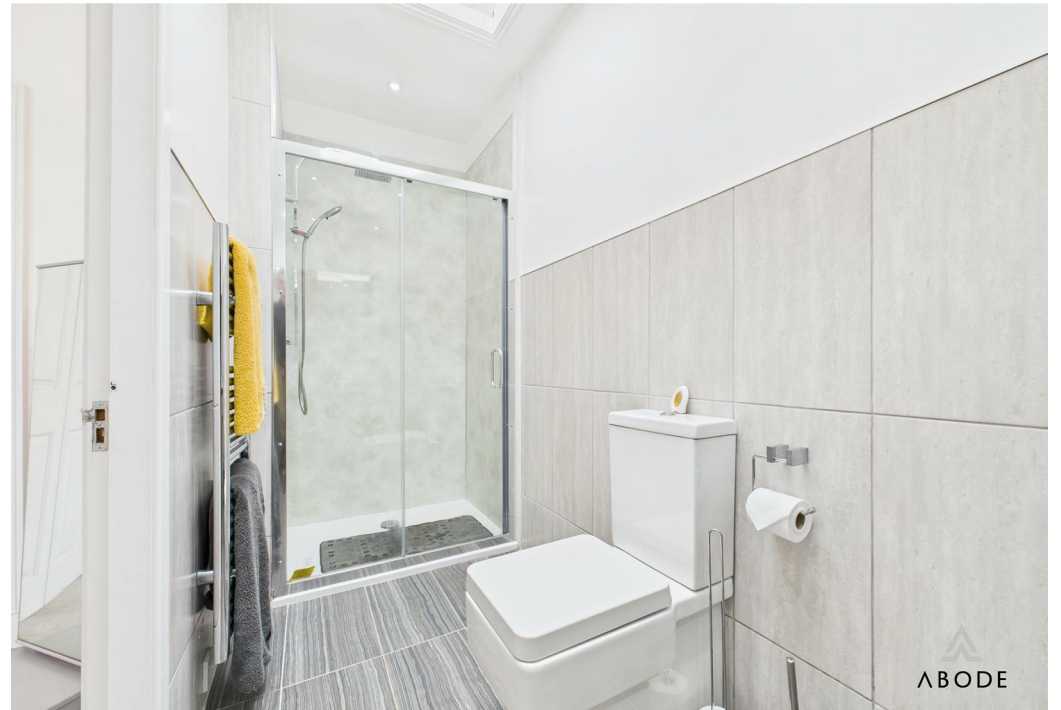
Lease Term 999 years from 29 September 1984

Lease Term Remaining 958 years









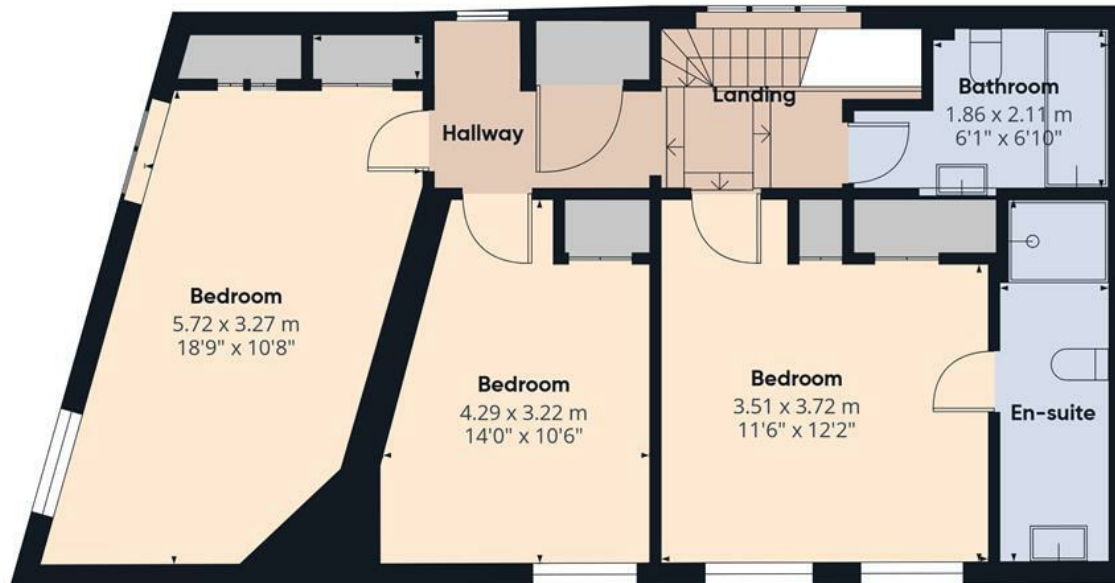








Floor 0



Floor 1

Approximate total area⁽¹⁾

128.8 m²

1388 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating

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