

A photograph of a two-story brick cottage with a gabled roof, dormer windows, and a large front garden with a pond. The house is surrounded by a gravel driveway and a well-manicured lawn. The sky is blue with scattered clouds.

Well Cottage  
Levedale  
Staffordshire



Levedale is just three miles from the county town of Stafford which has an extensive range of shops, restaurants and recreational and cultural facilities including a University, general hospital and mainline Inter-City railway station.

There are excellent road links to the M6 (J13) just four miles away, M6 Toll (J12) just seven miles and the A449 southbound provides direct links to the city of Wolverhampton, A5, Cannock, Telford and Shropshire to the west. Nottingham East Midlands, Birmingham international and Manchester airports are also easily accessible.

The location is also served by some well renowned local schools including Bishton Hall, Yarlet School, Tettenhall College, Brooklands School, the Royal Wolverhampton School and Wolverhampton Girls High, Wolverhampton Grammar and Stafford Grammar.

Cannock Chase (AONB) is a mere 5.5 miles away.



*Stafford 3 miles, Birmingham 22 miles, M6 (J13) 4 miles, M6 Toll (J12) 7.3 miles (all distances are approximate)*



## Well Cottage

A charming and deceptively spacious period cottage set in approximately 1.52 acres.

The well thought through and well laid out accommodation has a lovely feel and flow. Light Oak timbers and beams coupled with rustic floor tiles and floorboards add to the character of this delightful home.

Approached from Levedale Road Well Cottage is hard to fault with a sweeping driveway leading past the paddock and formal gardens. The driveway widens as it approaches the house and there is a delightful Oak three car garage with an adjoining log store.

The front door opens to a light, bright reception hallway which spans the width of the house. Doors radiate off to all of the principal reception rooms. There is a useful guest cloakroom/WC to one end of the hall and stairs rise to the first floor at the other. There is also a back hall that leads directly to the rear gardens providing access, through the cottage directly from the front to the rear of the property.

The large, dual aspect drawing room with French doors out to the patio provides glorious views of the pond and gardens. A feature, stone lined inglenook fireplace with arched, pale wood Bresummer beam over creates a superb focal point with stone hearth and in set wood burning stove with a canopy hood over.

The study/hobby room can be accessed from the drawing room or reception hallway. There are views over the garden and a feature, stone clad chimney breast.

The dining room has a wonderful walk-in, circular bay window providing lovely views of the gardens, the perfect location for a window seat. There is a large inglenook fireplace with open fire and canopy hood over. This is a delightful room.

The sitting room can be accessed directly from the front of the cottage with its own front door and from the dining room. It would be entirely possible to use this space, combined with the dining room as a good sized, self-contained annexe if requirements needed.



# Characterful drawing room.



The large kitchen/breakfast room is fitted with a comprehensive range of wooden floor and wall mounted cupboards with work surfaces over. There is plenty of workspace for the budding chef. A centrepiece cream coloured Aga compliments the kitchen and oversized, coach house style French doors flood the space with natural light and open to a covered area and the bricked courtyard.

The original outdoor store, attached to the cottage has been converted to a superb studio for artists and/or potters alike, this is a great space to get creative.

The turning staircase from the reception hallway rises to the first floor landing area. A window provides ample natural light. From here all four of the bedrooms and the family bathroom can be accessed.



**A large kitchen/breakfast room.**



The principal bedroom enjoys a dual aspect with views to the front and rear gardens. A bank of built in wardrobes and fitted cabinets provide ample storage space. The en suite shower room is light and bright with a double walk-in shower.

Bedroom two is delightful with exposed timbers and beams. This room also has the benefit of a dual aspect and enjoys views of the rear gardens and countryside views to the side.

Bedroom three is light and bright enjoying a dual aspect with views to the front gardens and countryside views to the side. A bank of fitted wardrobes provides ample storage space. There is an en suite shower room with a separate WC next door, just off the landing area.

Bedroom four is the smaller of the bedrooms, sizeable enough for a double bed. With characterful beams and timbers this charming room would be a perfect children's bedroom/nursery.

The family bathroom services bedrooms two and four. It is well-fitted and the characterful beams are incorporated in to the tiling. There is a bath with shower over.





**Charming bedroom accommodation.**





# Gardens and grounds

The formal garden at Well Cottage is a particular feature of the property. The wonderful wrap around paved courtyard style terrace is perfect for summertime entertaining and relaxation. To the rear there is a glorious David Austin rose garden providing an abundance of colour and scent. A pretty, well water feature with stone trough provides further interest.

This tranquil idyl is surrounded by countryside with large areas of manicured lawn interspersed with mature plants, shrubs and specimen trees and a delightful, peaceful ornamental pond.

There is a large, well placed greenhouse and an Oak three car garage with an adjoining log store.

There is a separate paddock and this has a public bridleway running across the southern boundary.



# Services

Mains water (metered), electricity. Private drainage to Klargester septic tank. Oil fired central heating. Fibre broadband.

# Local Authority

South Staffordshire Council: 01902 696000 Band: G



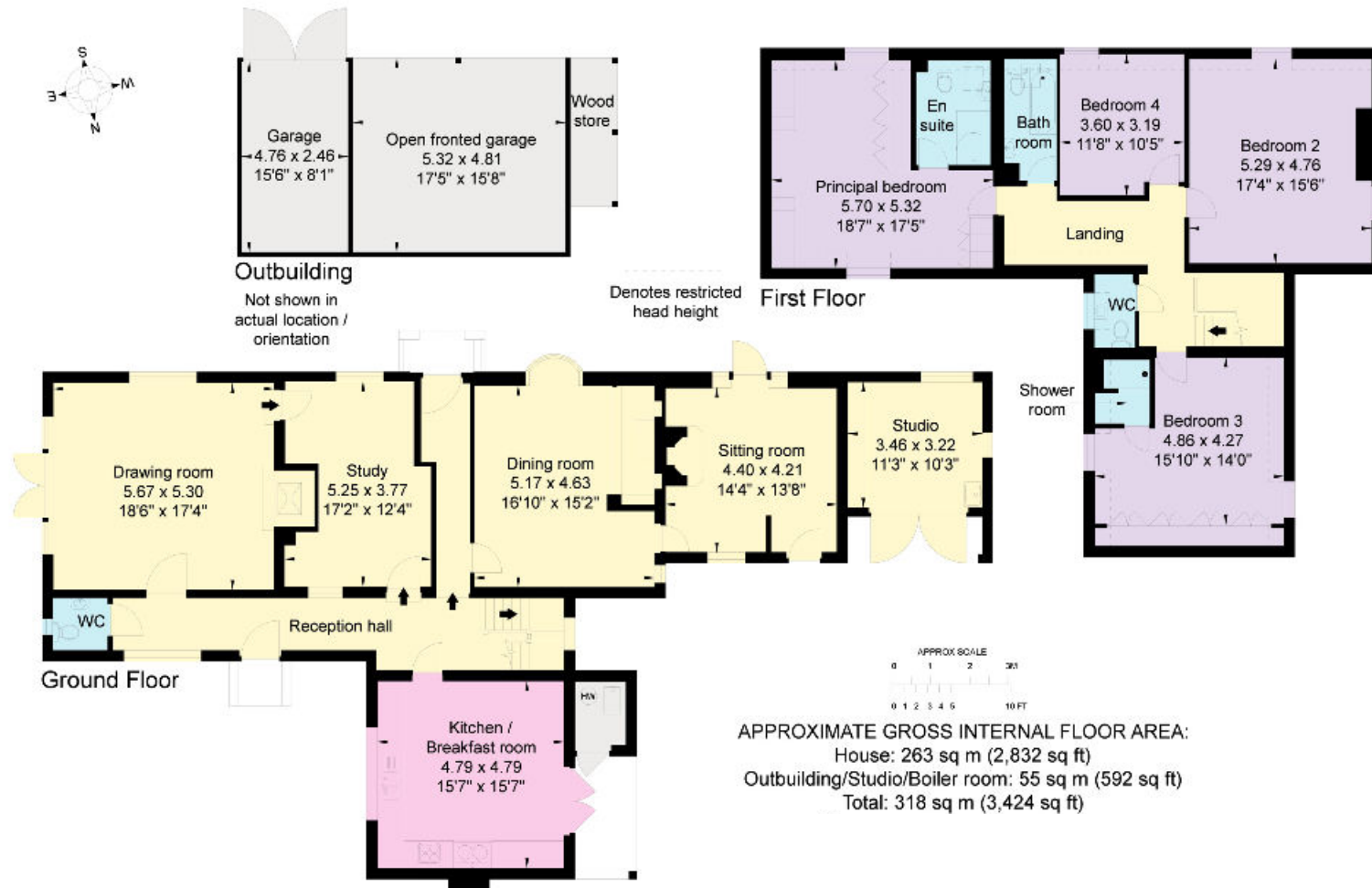
# Idyllic gardens and grounds.





**A peaceful location.**





APPROXIMATE GROSS INTERNAL FLOOR AREA:  
 House: 263 sq m (2,832 sq ft)  
 Outbuilding/Studio/Boiler room: 55 sq m (592 sq ft)  
 Total: 318 sq m (3,424 sq ft)

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