



The Gables  
Upper Way, Upper Longdon



# The Gables

## Upper Longdon



Lovett&Co. Estate Agents are pleased to offer a rare opportunity to acquire a unique and charming grade II listed three bedroom character home set in the idyllic village of Upper Longdon with breathtaking views of Cannock Chase to the south.

Set in the heart of Upper Longdon the property is just a two minutes walk from Cannock Chase, an area of outstanding natural beauty. The property occupies a generous and extremely private plot set back from the main road with recently landscaped surrounding gardens, gated and block paved driveway with ample parking for several vehicles, detached garage and rear south facing terrace offering stunning views.

Dating back to circa 1840 the stunning gothic revival style cottage offers an abundance of character and charm with a contemporary ground floor side extension providing additional living space.

The property briefly comprises: entrance porch, open plan lounge diner with log burner and feature spiral staircase to the first floor, a stunning open plan kitchen-diner with new LVT flooring, new fitted luxury bathroom suite, new fitted WC, ground floor dressing room and master bedroom, conservatory, plus the two upstairs double bedrooms. There is also an external utility room and the detached garage.

The sought after village of Upper Longdon is just north of the popular Cathedral City of Lichfield with its wide range of amenities whilst laying within Cannock Chase an area of outstanding natural beauty, perfect for walking, riding or cycling. Commuter benefits include A5, A38, M42 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City and nearby Rugeley.

### OPEN PLAN LOUNGE-DINER:

25' 10" x 11' 11" (7.87m x 3.64m)

Accessed via the porch and comprising: feature fireplace with log burner fire set upon a raised hearth with brick surround and wooden mantle, feature exposed wooden ceiling beams, cast iron spiral staircase to first floor, engineered hard wood flooring, TV & phone sockets, wall

light points, radiator, dining area, two windows to front, bay window to side and door to kitchen.

### BREAKFAST KITCHEN:

4.92m max x 4.45m max (16'1" max x 14'7" max)

Range of shaker style matching wall and base units incorporating display cabinets and granite work surfaces, inset Belfast sink with mono tap, integrated oven and 4 ring induction hob with extractor fan, integrated microwave, dishwasher and fridge, new Luxury Vinyl Tiled flooring (LVT), recessed spot lighting, radiator, feature exposed wooden ceiling beams, window to side, door to side porch with further door to patio area and door to inner hall with further doors to master bedroom, bathroom and guest w/c.

### DRESSING ROOM:

3.62m x 2.73m (11'10" x 8'11")

Laminate flooring, radiator, coving, ceiling light point, fitted wardrobes and space for a dressing table, open archway with step to the bedroom.

### MASTER BEDROOM:

3.68m x 3.02m (12'0" x 9'10")

Laminate flooring, radiator, coving, ceiling light point, double doors to conservatory, door to bathroom and window to side.

### CONSERVATORY:

3.39m max x 3.26m (11'1" max x 10'8")

Poly-carbonate sloping roof with UPVC frame set on a brick base, tiled flooring, ceiling light point and door to side of property.

### LUXURY JACK & JILL BATHROOM:

New fitted luxury suite comprising: freestanding tub bath, separate shower cubicle, low level w/c, bidet, cabinet wash hand basin, patterned tiled flooring with under floor heating, heated chrome towel rail, light point, extractor, window to the front, doors to the kitchen and bedroom.

### NEW FITTED WC:

Modern fitted suite comprising: low level WC, cabinet wash hand basin, heated chrome towel rail, tiling to the wet areas, laminate flooring, light point, window to the front.







**BEDROOM TWO:**

3.72m x 3.52m max (12'2" x 11'6" max)  
Laminate flooring, ceiling light point, radiator, feature exposed wooden ceiling beams, windows to front and side.

**BEDROOM THREE:**

3.67m x 2.71m (12'0" x 8'10")  
Built in wardrobes, original wood flooring, ceiling light point, radiator, feature exposed wooden ceiling beams, window to front.

**EXTERNALLY:**

To the front and side of the property there is a newly landscaped garden with patio area, lawn, mature planted borders and flower beds, with trees shrubs and plants. The gated and block paved driveway offers parking for several vehicles. To the rear of the property is a private terraced patio area which enjoys breathtaking views of Cannock Chase and beyond.

**UTILITY:**

7' 11" x 5' 9" (2.41m x 1.75m)  
Useful brick built out building currently used as a utility housing further white goods. The building features light and electric points, extractor fan and tiled flooring.

**DETACHED GARAGE:**

20' 0" x 8' 10" (6.10m x 2.69m)  
Split wooden front doors, further personnel door and window to the side, light and electric points, pitched roof with extra storage.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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