

# Gorton

Longdon, Staffordshire

John   
German









# Gorton

**Stoneywell Lane, Longdon, Staffordshire, WS15 4NN**

**Located in a highly respected semi rural position within just 4 miles of Lichfield Cathedral City, herewith an opportunity to purchase a detached country home that has been lovingly maintained by the current owners and over many years has been extended from its original 1850's cottage start to culminate in a substantial family home.**

**An extremely well presented and well balanced range of accommodation is equally matched by a privately gated, secluded plot of circa 1.370 acres which includes garaging for four cars, pool house with heated swimming pool, full size En Tout Cas tennis court and a private area of woodland.**

**Four Spacious Reception Rooms, Kitchen, Laundry and Boot Room  
Master Bedroom with En Suite Bathroom, Four Further Bedrooms  
Guest En Suite and Family Bathroom**

**Guide Price**

**£975,000**







Longdon village itself has a traditional country pub, post office, 12th century church and primary school. Cannock chase is a designated area of Outstanding Natural Beauty and is within a few minutes drive or walking distance. For commuters, the A51, A5, A38 and M6 Toll Road are all easily accessed. Birmingham Airport is approximately 25 miles away and rail stations in Lichfield provide services to London Euston and Birmingham.

#### Accommodation

Porch with quarry tiled flooring, windows to the side and feature stained glass door providing access to the **Reception Hall** providing a stunning introduction to this character home, with beautiful Minton style flooring, stairs rising to the first floor with storage beneath and door leading off.

**Library** with character fitted shelving and storage, window to the front and leading through to the the **Sitting Room** which is a spacious room enjoying views over the front and rear gardens and double doors to the rose arbour to the side of the property. Open period fireplace with decorative tiled inlay.

**Dining Room** with a feature carved stone fireplace and mantle housing a traditional log burning stove, and windows to three aspects.

The **Kitchen** is fitted with a range of wooden painted wall and base units having complementary granite work surfaces over and matching upstands, incorporating an inset ceramic double sink with waste disposal, an integral dishwasher and space for an American style fridge freezer. The oil fired Aga is included in the sale and a central island unit provides additional work space and a breakfast bar. The kitchen has three windows overlooking the rear garden and tiled floor. The **Breakfast Room** would be ideal as a playroom or additional dining space, offering a pleasant outlook over the rear patio and gardens, tiled floor and door to the patio.

**Laundry Room** fitted with a range of wall and base units having wood effect worktops over incorporating an inset sink with side drainer. Spaces for a fridge freezer, cooker, washing machine and tumble dryer. Tiled floor, window to rear and door to the **Rear Hall** with door to the front and door to **Boot Room** housing the oil fired Worcester central heating boiler, tiled floor, storage space for coats and shoes, window and door to rear.

**Cloakroom** comprising pedestal wash basin, w.c, tiled floor, half tiled walls and an obscure window to side.

**First Floor Landing** with sun pipe and doors to the **Master Bedroom**, a spacious room with a range of fitted wardrobes and windows to three sides all enjoying views. **En Suite Bathroom** fitted with a modern suite of wash basin, low level w.c, corner shower cubicle and a double ended bath, tiled walls, chrome heated towel rail and window to rear.

**Bedroom Two** has a fitted wardrobe and windows to two sides. **En Suite** fitted with a vanity wash basin, low level w.c, double shower cubicle, tiled splash backs, heated towel rail and a sky tube.

**Bedroom Three** is another spacious room with windows to three sides and a wash basin set into a vanity unit having storage below.

**Bedroom Four** has a secondary glazed window to front.

**Bedroom Five** has a secondary glazed window to front and a fitted storage cupboard with an original feature window.

The **Family Bathroom** is fitted with a white suite comprising pedestal wash basin, bidet, w.c and bath with shower unit over, tiled walls and obscure window to rear. Door to a fitted **Airing Cupboard** housing the hot water cylinder and ample storage space.









### Outside

Ornate double gates open into the driveway to Gorton, being electrically operated via a fob and intercom system. Mature foliage provides much screening from the lane and the driveway leads round to the side where there is block paved parking and to the fore of **Double Garage** with access to a spacious loft space and twin electric up and over front doors.

Gated access to the rear where a gravelled driveway providing access to an additional concrete sectional **Double Garage**, a double length storage shed and two additional storage sheds.

### Gardens

A paved terrace lies next to the property leading onto established lawns, enclosed to all sides. Mature hedges and trees provide an excellent degree of privacy and a pretty garden area to one side, an ideal space for outdoor entertaining. There is an established **kitchen garden** featuring a vegetable plot stocked with blackberries, gooseberries and currants, an orchard comprising of mature apple, pear, damson and plum trees, and a greenhouse. Beneath an arched porch next to the house are doors leading to the **double garage, boot room** and into a **gardeners w.c** having fitted wash basin, w.c, tiled floor, half tiled walls and a radiator.

Pathways lead to the **Pool House** housing an indoor heated swimming pool measuring 24ft x 12ft and is serviced by a changing room with an electric shower. There is a water tap inside the pool house and double doors opening to the garden. A pump house housing the services is accessed from the exterior.

To one side is an **En Tout Cas all weather Tennis Court** with fenced surround and provision for flood lighting. From the tennis courts is gated access to the **mature Woodland** owned by Gorton, which also has additional gated access from Stoneywell Lane. Also included in the sale is a **Summer House** having leaded windows, French doors, power and lighting.

### Directions

From the Bowling Green island in Lichfield, take the Western Bypass out of the city towards the A51, merging into Stafford Road. Drive for around 5 miles along the A51 until you reach Longdon. Shortly before the village turn left onto Borough Lane. Continue along Borough Lane and at the end of the road turn left. At the next junction turn left onto Stoneywell Lane and drive for around half a mile.

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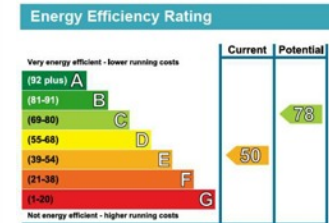
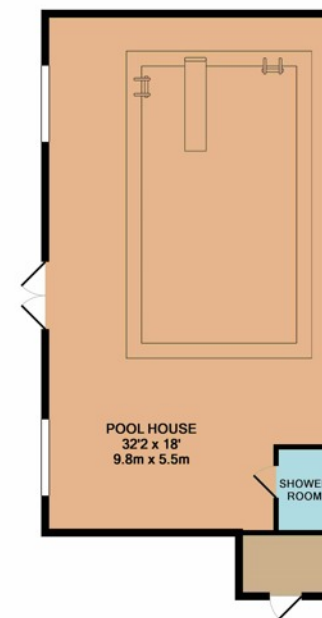
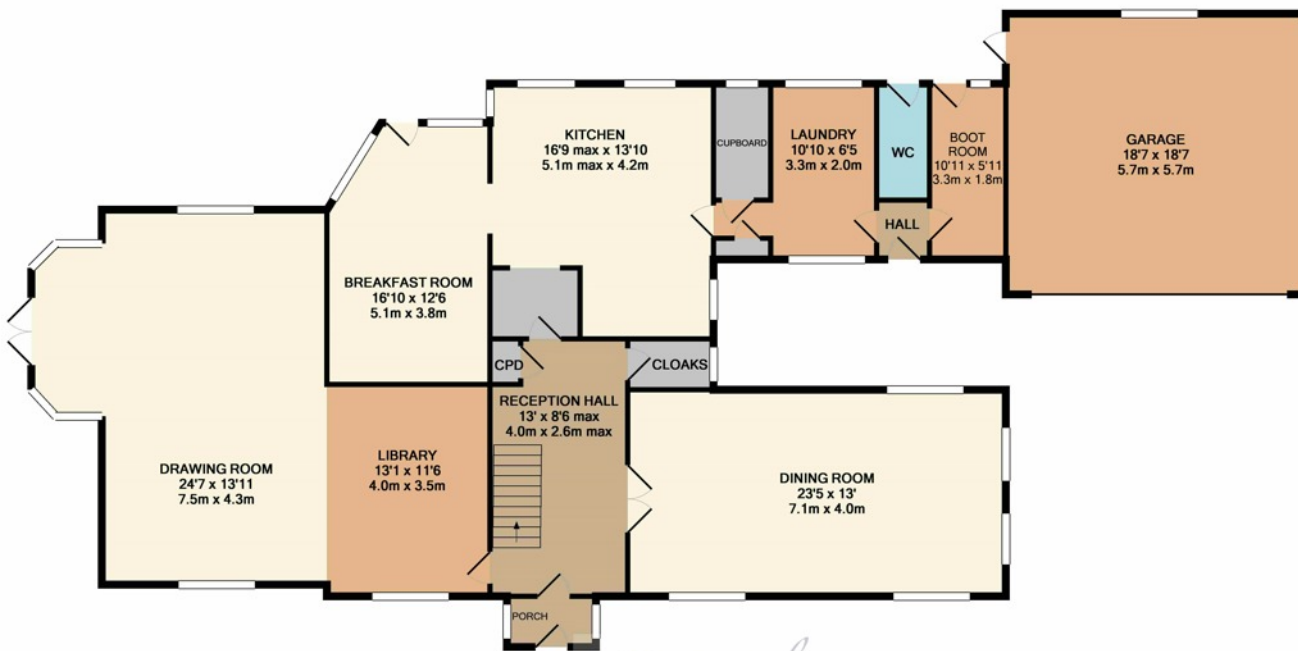












Distinctly  
**John German**

GROUND FLOOR  
APPROX. FLOOR  
AREA 2464 SQ.FT.  
(228.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 3718 SQ.FT. (345.4 SQ.M.)

**Floor Plan Clause**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2017

**Agents' Notes**

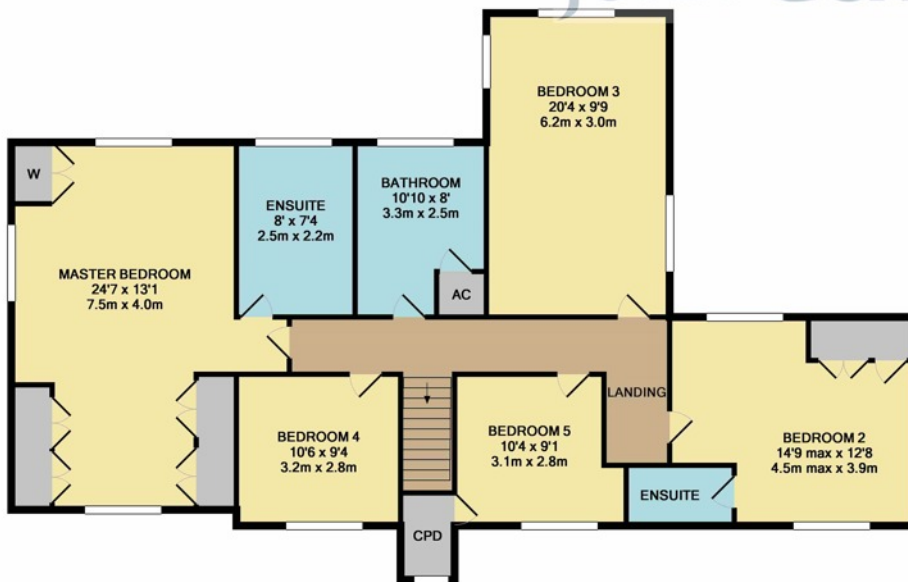
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**Measurements**

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

**Promap/Ordnance Survey Extract**

For Identification purposes only - not to scale.



1ST FLOOR  
APPROX. FLOOR  
AREA 1254 SQ.FT.  
(116.5 SQ.M.)

**John German**

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