



Rose Hill Farm , Watling Street, Brewood , ST19 9LN

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

If you are looking for a move to the country, yet perfectly placed for convenient access to amenities, Rose Hill is an outstanding example of a refurbished and extended Victorian farmhouse set in just under 6 acres of land, on the edge of the market town of Brewood. The house has been sympathetically and extensively refurbished to create a high quality home whilst retaining period features such as oak beams and Minton tiles and styled alongside thoughtfully sourced features such as cast iron radiators.

Outside, a gateway leads directly off Watling Street to a large, gravelled courtyard with a large pool located immediately adjacent which really does create a stunning first impression. A detached barn is accessed directly off the courtyard and previously had planning permission granted for a two bedroom annex which could be reinstated (subject to the necessary permissions).

An entrance door opens into a large, welcoming hallway with original Minton tiles, as well as stairs down to the cellar. A door leads through to the drawing room boasting exposed wooden floorboards and dual aspect views enjoying delightful far reaching views through a bay window. Continuing from the hallway, a further doorway leads through to the sitting room, again with countryside views and then through to the reception hall with bay window and a staircase leading to the first floor. A doorway leads through to the kitchen breakfast room which has been completely renovated to incorporate a range of painted cabinets which are set under a solid oak block worksurface. There is a brick built fireplace with space for a Range style oven and integrated appliances include a fridge, freezer and dishwasher. The useful utility room has matching units and space for a washing machine and dryer and the rear hall / boot room is also accessed off the kitchen breakfast room alongside a door leading to the guest WC as well as externally, out to the courtyard.

On the first floor, the bedroom accommodation comprises a vast master suite with en-suite bathroom, three further double bedrooms and spacious family bathroom all benefitting from beautiful period features such as vaulted ceilings, cast iron radiators, exposed wooden floorboards and a Juliet balcony.

A large south facing patio area wraps around the property which provides extensive space to enjoy the panoramic views across the surrounding fields and beyond. Adjacent to the patio area is a gate which leads to the second driveway which is ideal for equestrian vehicles. The formal gardens lead directly off the patio area with several mature trees dotted throughout, providing some lovely shady areas.

Rose Hill is situated on the edge of the market town of Brewood and close to the village Codsall. This picturesque area of South Staffordshire offers many beautiful countryside walks including Codsall, Gunstone and Bilbrook Butterfly a 5 mile loop offering an opportunity to explore a range of wildlife and fauna.

Codsall Village Hall has an extensive diary of events and is home to several groups including Codsall Dramatic Society, Codsall Cricket Club and Codsall & Bilbrook History Society. St Nicholas CoE Church also offers a diary of events along with regular prayers and services. There are also a range of public houses within the village offering great food and hospitality. Brewood itself has a range of independent shops, cafes and restaurants including The Oakley Arms, Bridge Inn and The Three Stirrups.



Sitting Room 16' 5" x 15' 1" (5.00m x 4.59m)

Dining Room 15' 3" x 14' 1" (4.64m x 4.29m)

Kitchen 21' 8" x 14' 8" (6.60m x 4.47m)

Boot Room

Utility

WC

Cellar

Bedroom One 15' 3" x 15' 2" (4.64m x 4.62m)

Ensuite

Bedroom Two 15' 4" x 11' 0" (4.67m x 3.35m)

Bedroom Three 15' 0" x 10' 11" (4.57m x 3.32m)

Bedroom Four 11' 8" x 11' 8" (3.55m x 3.55m)

Bathroom

Barn

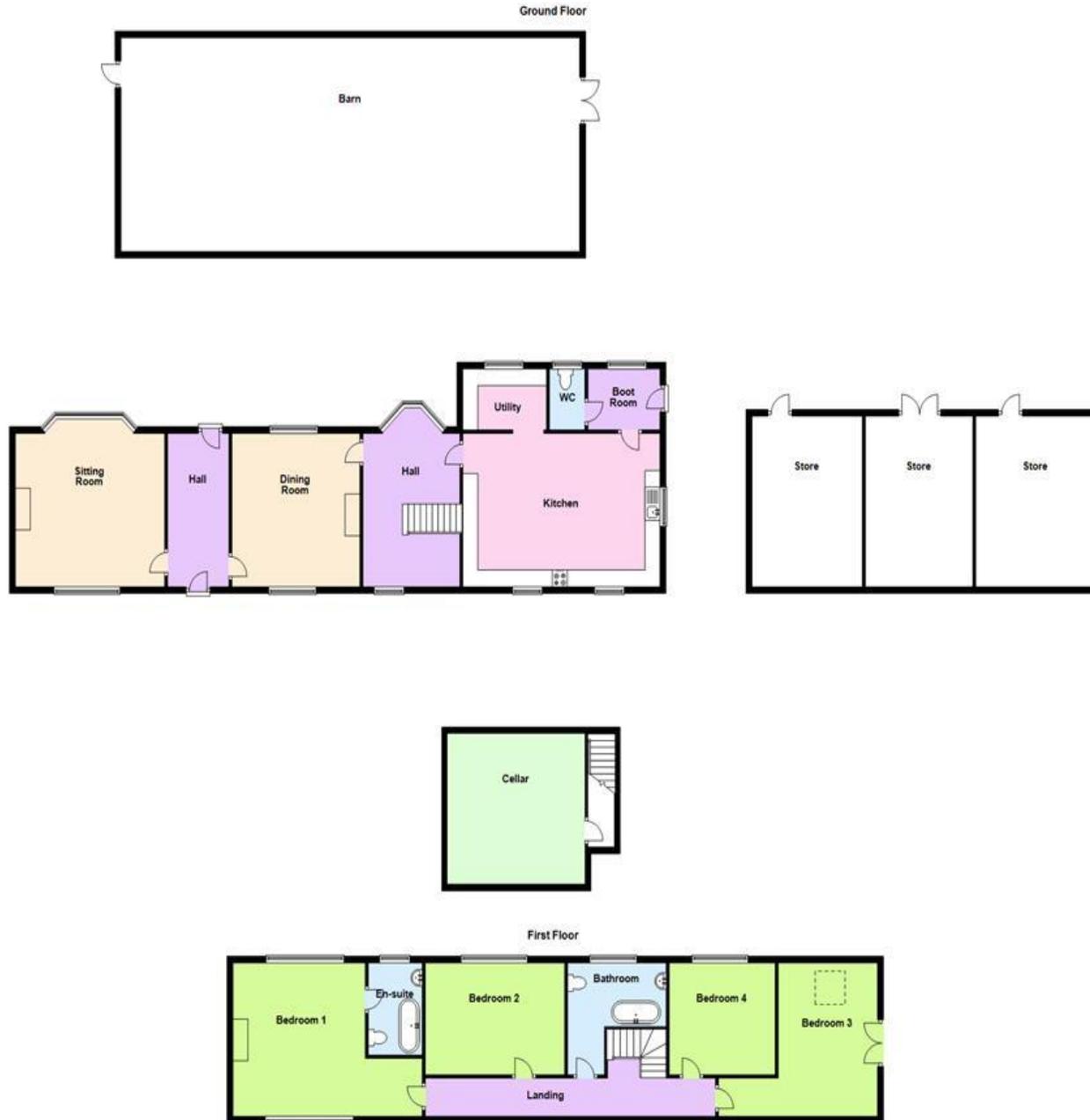
Stores





FLOORPLAN

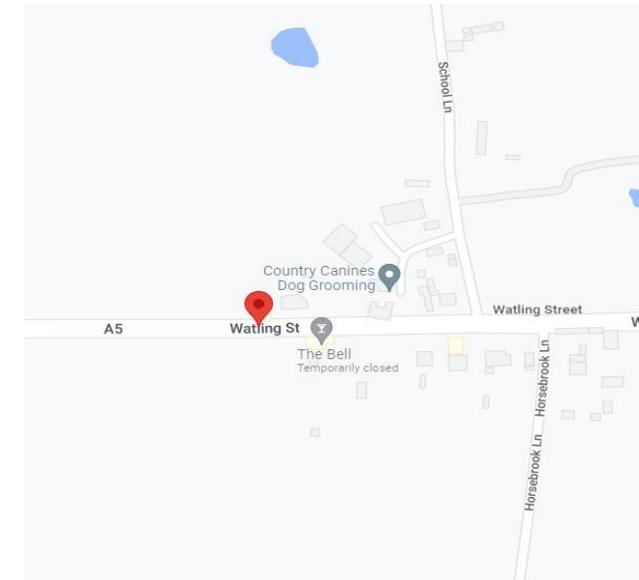
Floorplan is for illustration purposes only and not drawn to scale



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location





Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.





15/17 Belwell Lane, Four Oaks, Sutton Coldfield, West Midlands B74 4AA
Email: sales@exclusiveandruralhomes.co.uk
Tel: 0121 308 5511

