SHOOT LODGE, ACTON PASTURES
TEDDESELEY ROAD, PENKRIDGE
ST19 5RH
£950,000 : FREEHOLD
SHOOT LODGE PROVIDES A UNIQUE OPPORTUNITY TO ACQUIRE A PRIVATE COUNTRY RESIDENCE WITH GROUNDS EXTENDING TO APPROXIMATELY 5.86 ACRES (2.37HA) INCORPORATING COMPREHENSIVELY RENOVATED SECLUDED CHARACTERFUL FIVE BEDROOMED DETACHED FAMILY RESIDENCE WITH 1.50 ACRE FISHING POOL AND PASTURE LAND

◆Vestibule ◆Reception Hall ◆Utility ◆Cloakroom with WC ◆Outstanding Characterful Lounge ◆Impressive Dining Room ◆Luxury Fitted Dining Kitchen ◆Inner Hall ◆Viewing Is Essential To Fully Appreciate This Secluded Characterful Estate◆

◆Five Bedrooms◆ ◆Five En-Suites◆ ◆Detached Double Width Garage◆ ◆Oil Fired Central Heating◆ ◆Fully Double Glazed◆ ◆Intruder Alarm◆ ◆Extensive Grounds◆ ◆Fishing Pool◆

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THESE SALE PARTICULARS SHOULD BE READ IN CONJUNCTION WITH THE FORMAL NOTICES BELOW
Shoot Lodge, Teddesley Park, Penkridge

All measurements given are approximate and for guidance purposes only
All photographs have been taken with an extra wide angle lens.

Shoot Lodge provides a unique opportunity to acquire a private country residence and grounds extending to approximately 5.86 Acres (2.37ha). It incorporates a comprehensively renovated secluded characterful detached family residence incorporating lounge, impressive dining room, luxury dining kitchen, 5 bedrooms and 5 en-suites together with extensive pasture including a 1.50 acre Fishing Pool.

Shoot Lodge is situated off the Penkridge to Brocton Road with access via Right of Way and located on the edge of Teddesley Park and Cannock Chase, an area noted for its Outstanding Natural Beauty close to Acton Trussell. It is set in picturesque South Staffordshire greenbelt farmland and yet is within easy reach of facilities available at Penkridge (2 miles), the County town of Stafford (4 miles), Wolverhampton and Cannock.

Commuting to all major industrial concerns of the West Midlands, Potteries and Telford is easily afforded by convenient access points to the A449 and A34 Trunk Roads and M6, M6 Toll and M54 Motorways and West Coast Mainline Station at Stafford. International Airports at Birmingham and Manchester are also within easy reach.

Viewing is essential to fully appreciate this secluded characterful estate.

ON THE GROUND FLOOR

VESTIBULE - 11ft 10ins x 5ft 3ins (3.61m x 1.60m) with ceramic tiled floor, feature oak panelling, three double glazed windows, decorative column radiator, integrated smoke alarm, mahogany panelled front door and oak/glazed double doors to dining room and inner hall.

INNER HALL - with double glazed window, integrated smoke alarm, radiator and storage cupboard having courtesy light off.

UTILITY - 4ft 10ins x 4ft 10ins to 6ft 2ins (1.47m x 1.47m to 1.88m) maximum with Mistral oil fired central heating unit, plumbing for automatic washing machine, decorative vinyl floor and also giving access to

CLOAKROOM - 4ft 3ins x 5ft 0ins (1.30m x 1.52m) with white suite incorporating low flush WC, vanity unit with hand basin having mixer taps and cupboards below, decorative vinyl floor, radiator, extractor fan and double glazed window.
OUTSTANDING CHARACTERFUL SPLIT LEVEL LOUNGE - 26ft 4ins to 28ft 11ins x 17ft 3ins (8.03m to 8.81m x 5.26m) overall with impressive brick feature fireplace having slate with oak trim hearth and side television shelf having slate/oak trim. This impressive room incorporates full height sloping ceilings which exposes rafters, purlins and feature trusses, two double glazed windows, two sets of double glazed French doors to gardens, decorative vinyl floor with underfloor heating, raised balcony with oak balustrade and steps to lounge, four wall lights points, television aerial point, telephone point and integrated smoke alarm.
IMPRESSIVE DINING ROOM - 9ft 0ins to 14ft 1ins x 29ft 4ins (2.74m to 4.29m x 8.94m) maximum with feature Inglenook fireplace having brick feature chimney breast, two oak framed double glazed windows, concealed lighting/down lighters and oak beam over, two decorative column radiators, exposed beams, rafters and trusses, exposed feature brick pillars, extensive oak panelling, three double glazed windows, ceramic tiled floor, telephone point and oak/glazed double doors to hall.
LUXURY FITTED DINING KITCHEN - 16ft 1ins to 17ft 10ins x 10ft 7ins (4.90m to 5.44m x 3.23m) overall with extensive range of base units having soft close mechanisms, black granite work surfaces with upstand, wall cupboards, wine rack, inset ceramic sink having mixer taps, kick board mounted LED lighting, concealed lighting, integrated automatic dishwasher, fridge, freezer, oil/electric four oven Aga with electric oven, electric hob with tiled splashback above and oak framed canopy over with down lighters and integrated extractor fans, two double glazed windows, decorative vinyl floor, double radiator and power points.
INNER HALL - 6ft 4ins to 15ft 9ins x 3ft 6ins to 11ft 5ins (1.93m to 4.80m x 1.07m to 3.48m) overall inclusive of stairwell with double glazed window, coved ceiling, integrated smoke alarm and double radiator.
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BEDROOM ONE - 12ft 11ins x 11ft 3ins (3.94m x 3.43m) exclusive of large recess to access door, with decorative vinyl floor, double glazed window, double glazed French doors to garden, television aerial point, telephone point, coved ceiling and double radiator.

FULLY TILED ENSUITE SHOWER ROOM - 8ft 2ins x 5ft 6ins (2.49m x 1.68m) with white/chrome suite incorporating walk-in shower having shower mixer taps over, low flush WC, vanity unit with twin hand basins having mixer taps set on tiled surround with wall mounted mirror over, chrome heated towel rail, double glazed window, down lighters, extractor fan and decorative vinyl floor.
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BEDROOM TWO - 8ft 5ins x 13ft 6ins (2.57m x 4.11m) (currently used as dressing room) with double radiator, double glazed window, extensive range of built-in hanging rails and shelving.

PART TILED ENSUITE SHOWER ROOM - 5ft 9ins x 5ft 0ins (1.75m x 1.52m) with white/chrome suite incorporating pedestal hand basin having mixer taps with tiled splashguard and wall mounted mirror having light and shaver point over, low flush WC, Quadrant shower cubicle having shower mixer taps over, decorative vinyl floor, chrome heated towel rail, double glazed window and extractor fan.

ON THE FIRST FLOOR

LANDING - 11ft 11ins to 15ft 9ins x 5ft 8ins (3.63m to 4.80m x 1.73m) overall with integrated smoke alarm, double glazed roof light, airing cupboard having pressurised hot water cylinder with immersion heater and radiator.

BEDROOM THREE - 12ft 11ins x 10ft 0ins to 17ft 5ins (3.94m x 3.05m to 5.31m) overall into recess to door, with double radiator, double glazed window and television aerial point.
PART TILED EN-SUITE BATHROOM - 8ft 3ins x 7ft 0ins (2.52m x 2.13m) with white/chrome suite incorporating panelled bath having mixer taps with tiled splashguard, pedestal hand basin having mixer taps with tiled splashguard having wall mounted mirror with light and shaver point over, low flush WC, fully tiled Quadrant shower cubicle with shower mixer taps over, down lighters, double glazed window, chrome heated towel rail and decorative vinyl floor.
BEDROOM FOUR - 8ft 9ins x 11ft 10ins (2.67m x 3.61m) with television aerial point, double glazed window and radiator.

PART TILED EN-SUITE SHOWER ROOM - 6ft 2ins x 5ft 5ins (1.88m x 1.65m) with white/chrome suite incorporating fully tiled Quadrant shower cubicle having shower mixer taps over, pedestal hand basin having mixer taps having tiled splashguard with wall mounted mirror with integrated light and shaver point, low flush WC, chrome heated towel rail, double glazed window, extractor fan, down lighters and decorative vinyl floor.
SECOND STAIRCASE FROM BALCONY IN LOUNGE - leading to

LANDING/STUDY AREA - 6ft 4ins to 12ft 7ins x 11ft 1ins (1.93m to 3.84m x 3.38m) with two double glazed roof lights, double radiator, a wealth of exposed purlins, beams and trusses, wall light point, integrated smoke alarm and the ceiling is sloping.

BEDROOM FIVE - 10ft 5ins x 11ft 2ins (3.18m x 3.40m) maximum with double radiator, sloping ceiling with exposed beams, purlins and trusses and also giving access to
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PART TILED ENSUITE SUITE BATHROOM - 5ft 9ins x 11ft 2ins (1.75m x 3.40m) with white/chrome suite incorporating panelled bath having mixer taps with tiled splashguard, low flush WC, pedestal hand basin having mixer taps having tiled splashguard, chrome heated towel rail, decorative vinyl floor, double glazed windows, wall light point, extractor fan and sloping ceiling with exposed beams.

OUTSIDE

DETACHED DOUBLE WIDTH GARAGE - 22ft 7ins x 17ft 11ins (6.88m x 5.46m) with light, power points and two up and over doors and personnel access door.

GARDENS, GROUNDS AND PASTURE LAND

Shoot Lodge has the benefit of bordering Teddesley Park to the East in an area of beautiful open countryside and Park Land.

The Lodge includes a large garden which adjoins a pasture field and fishing pool in all extending to 5.86 acres (2.37Ha) or thereabouts.

The land is Land Grade 3 as per the Agricultural Land Classification Map. The pasture land is generally flat and well drained.

OIL FIRED CENTRAL HEATING – is installed, controlled by the Mistral oil fired unit located in the utility room, which also provides domestic hot water via a pressurised hot water cylinder supplemented by an immersion heater.

MAINS WATER AND ELECTRICITY - are available.

DRAINAGE - is to a private system.

COUNCIL TAX BAND - F
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TENURE AND POSSESSION

The property is sold Freehold with vacant possession upon completion.

RESTRICTIVE COVENANTS

The property adjoins Teddesley Park. To maintain the heritage of the Park the following covenants will be placed on the property:

- No pigs
- No poultry (other than for private use up to a maximum of 10)
- No Discharge of firearms or shotguns
- No caravans, camping or mobile homes
- No Solar or Wind Turbines on the Land
- No Motorcycle or Car Scrambling
- Not to cause a nuisance to Teddesley Park
- No commercial use other than home office
- No Equestrian Livery (private use only)

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to all Wayleaves, Easements and Rights of Way whether disclosed or not.

Access to the property is from the Teddesley Road via vehicular right of way coloured GREEN on the attached plan.

SPORTING, MINERAL AND TIMBER RIGHTS

The Sporting and Mineral rights are not being sold with the property.

VAT

Not applicable.

ADDITIONAL NOTE

The attached plan is reproduced for Identification Purposes Only - Is NOT to scale - and Reproduced by Permission of HMSO - Please refer to contract plan provided by Vendors Solicitors

VIEWING BY PRIOR APPOINTMENT - arranged with the Agents at their Cannock Office.

VACANT POSSESSION WILL BE GIVEN UPON COMPLETION OF THE PURCHASE
(SUBJECT TO FARM BUSINESS TENANCY—SEE ABOVE)

PROPERTY MISDESCRIPTIONS ACT 1991.

Please note that these particulars have been prepared by us on the basis of information provided to us by our Client. The gas or electric heaters and other gas or electric appliances which are mentioned in these details have not been tested by us as we are not qualified to do so. No Warranty given.

Purchasers are, therefore, advised to undertake their own tests should they consider this necessary. No Warranty given.

NOTICE: Boot And Son for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) The particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of any offer or contract.

(ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Boot and Son has any authority to make or give any representation or warranty whatsoever in relation to this property.
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The EPC has been prepared by R. W. B. Lyne: MRICS (Partner with Boot & Son)