



BEAUTIFUL 16TH CENTURY HOME IN PRETTY VILLAGE, WITH A MODERN INTERIOR

TUDOR HOUSE, BEDNALL, STAFFORDSHIRE ST17 0SA

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BEAUTIFULLY RECONSTRUCTED TIMBER FRAME PERIOD PROPERTY WITH EXQUISITE MODERN INTERIOR

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Pretty village setting ♦ 3 reception rooms ♦ Bespoke built
kitchen ♦ Master bedroom, en suite ♦ 3 more double
bedrooms ♦ Double car-port ♦ Lawns - paved courtyard
garden ♦ Excellent commuter links ♦ EPC rating = D

Situation

Tudor House is located in the pretty village of Bednall (which won 'best kept village' this year) close to the A449, Stafford, M6 and wider West Midlands' conurbation, yet offers the opportunity for a quiet village lifestyle. Bednall is on the doorstep of Cannock Chase, a designated area of outstanding natural beauty and recreational area for activities such as walking, cycling and riding. Stafford is 4.5 miles distant and has a wide range of amenities, whilst Birmingham is 24.5 miles distant.

In Bednall there is a nursery, primary and junior school. Within commutable distance there are a number of maintained and private schools, including Stafford Grammar School, Yarlet School, St Dominic's Priory, Abbots Bromley and Denstone College.

Agents Note: Tudor House was reconstructed in 1992 from a 16th Century oak frame barn. Originally erected and then removed from Eardisley in Hereford. Reconstructed using a combination of modern materials and traditional techniques. The framing is held together with pegged mortise and tenon joints, the panels are finished with lime render. Tudor House won a Conservation Design Award in 1995 awarded by South Staffordshire Council.

Description

Tudor House has been skilfully reconstructed from an original 16th Century barn, transformed compassionately into a contemporary home by the original owners and further enhanced by the current owners. Elevated from the road, it sits overlooking the church.

Visitors are welcomed to Tudor House via an enclosed entrance porch of wood and brick, which opens into the main reception hall with solid oak floor and exposed brick. From this central reception hall, all areas can be accessed.

The kitchen is custom built in 'Pippy Oak' wood, with quarry tiled floor and granite work surfaces throughout the kitchen and utility room. There is a 3-door gas fired Aga, integrated Miele oven, Miele gas hob, dishwasher, microwave and concealed surface-level extractor. The utility room houses the gas fired boiler.



The sitting room, flooded with natural light, has a cast wood burner set within a recessed stone fireplace, with a striking stone carved mantle. The dining room features a cast wood burner set within a brick fireplace, showcasing a wooden carved mantle. The study leads from the reception hall and has part exposed 'A' frame oak beam.

On the first floor is a landing area with airing cupboard, 4 double bedrooms and family bathroom. The smallest of the bedrooms is currently used as a day room (but could be converted to an additional bathroom) and overlooks the church. The master bedroom overlooks the private courtyard garden and contains bespoke fitted wardrobes and an en suite shower room. The garden is beautifully kept, with established planted borders and a quite remarkable holly hedge running along the length of the front of the boundary. The paved courtyard garden is a delightfully tranquil space, and features a lovely stone wall with a wisteria growing along the length, and where the current owners have set outdoor garden furniture. To the front, side and rear of the house the garden is laid to lawn with planted borders. The double bay car port is found to the side of the house. There is security lighting fitted to the exterior of the house.

Directions:

Leave Stafford on the Newport Road A518 and continue to follow A518 for 0.3 of a mile. At the roundabout, take the 3rd exit onto Lichfield Road A34 and continue to follow A34 for 1 mile. At the next roundabout, take the 2nd exit onto Queensville A34 and follow A34 for 0.7 mile. At the next roundabout, take the 2nd exit onto Cannock Road A34 and follow A34 for 3 miles. Turn right onto Common Lane. Tudor House can be found opposite the church.

Services: Gas Central Heating. Mains Gas. Mains Water. Mains Electricity. Mains Drainage

The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars. The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not. It should not be assumed that the property has the necessary planning, building regulations or other consents. Savills have not tested any services, equipment or facilities.

Brochure prepared October 2018
Photographs taken October 2018

Tenure:

Freehold

Local Authority:

South Staffordshire

Outgoings:

G

Viewing:

Strictly by appointment with Savills







Tudor House

Gross Internal Area (approx)
House = 239.2 sq m / 2575 sq ft
Open Garage = 38.6 sq m / 415 sq ft
Garden Store = 3.1 sq m / 33 sq ft
For identification only. Not to scale.
Plan by Cloudbase Photography



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC