

Grange Lane

Lichfield, WS13 8HU

John 
German





Grange Lane

Lichfield, WS13 8HU

Offers in the Region of £1,375,000

A rare opportunity to acquire such a tastefully presented and substantial Grade II listed residence with charming and stylish accommodation standing in extensive grounds including mature gardens, swimming pool, three stables, a tack room, turn out paddock and field. In all extending to approx. 2 acres. Within walking distance of Lichfield's Cathedral City centre.



This stylish, substantial property is ideal for families or indeed extended families as the vast accommodation is split between the two periods of the house.

To the older part of the house the reception hall has a beamed ceiling and stairs rising to the first floor landing.

A charming sitting room has a beamed ceiling, oak flooring and impressive Inglenook fireplace with open fire.

The superb farmhouse style dining kitchen has a recessed brick fireplace housing an Aga and is equipped with an attractive range of units with granite work surfaces and recessed twin sinks. Directly open from the kitchen is a delightful glazed sitting area with two front facing windows, a beamed ceiling and direct access onto the sun terrace, swimming pool and garden beyond.

There is also a very spacious boot room together with a cloakroom that houses the oil fired boiler and a utility room which has space and provision for domestic appliances, a stainless steel sink leading off is a WC with a two-piece suite.

An inner hall has fitted cupboards and stairs down to the cellar. A side reception hall has a second set of stairs to the first floor landing and has a cloakroom off with a WC and wash hand basin.

The elegant dining room has a marble fireplace with cast inset, a window overlooking the garden and glazed double doors with full height side windows opening to the garden room that in turn has double French style doors opening to the side terrace.

First Floor

The older part of the house has three double bedrooms, the principal bedroom has French style doors opening to the roof terrace and bedrooms two and three are interconnecting. A luxurious bathroom has a roll top bath, chrome accessories, separate shower, pedestal wash basin, low flush WC and striking black floor tiling.

Three further bedrooms are approached via the second hallway, two of which are also interconnecting, and a bathroom fitted with a modern white suite comprising bath with shower and screen above, pedestal wash basin, low flush WC and a chrome vertical towel radiator.

Outside private gates open to a spacious private drive, there is a very pleasant area to the front of the property and to the side is an area ideal for dogs.

To the rear is a paved patio that extends around the side elevation and up to the stunning outdoor swimming pool area, ideal for families and entertaining, overlooking the extensive formal lawns that wrap around the side with beautiful mature trees. In addition there is a turn out paddock which has three stables and a tack room, beyond which lies the main field. There are also lovely and far reaching views from areas of the field and grounds.

This really is a unique opportunity to acquire such a substantial family home enjoying rural living yet within easy access of the many amenities that Lichfield has to offer. Lichfield has a wide range of classy restaurants and bars, Beacon Park and Minster Pool. Lichfield City rail station provides services to Sutton Coldfield and Birmingham and Trent Valley rail station has direct access to London Euston, taking only approximately one hour and twenty minutes. The M6 Toll provides direct access into the national motorway network.

Notes

- The field is currently let under a grazing licence agreement until 30th September 2021.
- There is a pedestrian gate to a neighbouring property from the front part of the drive.
- The property is featured on two separate Land Registry Titles and our client is not selling all of the land or properties within the combined Titles.
- A family member of our client is employed by John German.
- Our client intends to insert a covenant within the contract which will prevent further buildings to the side of the property by the LPG tank, it will also prevent further trees being planted and there will be restrictions on hedge heights.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water and electricity. Private drainage is to a shared treatment plant situated on the neighbouring property. Heating is via both oil and LPG systems. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk www.lichfielddc.gov.uk

Our Ref: JGA/11052021

Local Authority/Tax Band: Lichfield District Council / Tax Band G











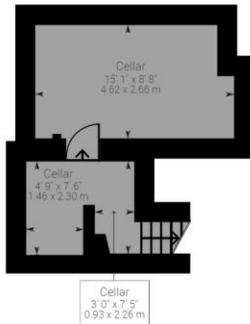
1st Floor



Ground Floor



Cellar



Approximate net internal area: 3788.81 ft² / 351.99 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 66 D |
| 39-54 | E | | |
| 21-38 | F | 32 F | |
| 1-20 | G | | |



John German

29 Bore Street, Lichfield, Staffordshire, WS13 6LZ

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | East Leake | Lichfield | Loughborough
Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



