

# Abnalls Lane

Lichfield, Staffordshire, WS13 8BW

John   
German





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**£1,475,000**

*A truly outstanding, country lifestyle property which is incredibly appointed and stylish throughout whilst being highly individual and boasts an abundance of interesting features and character. Occupying an enviable position and a plot which extends to around 2.8 acres and has equally impressive gardens, entertaining areas and grounds.*

There are many benefits of rural life, yet this stunning property is only a five minute drive from the vibrant and beautiful Cathedral City of Lichfield.

### Accommodation

A truly outstanding solid wood, suede and graphite painted kitchen is further complimented by state-of-the-art appliances to include Siemens coffee machine, combination microwave oven and grill, steam oven, CDA fridge/freezer, and a dual wine cooler/warmer. There are also four warming drawers, a Siemens integrated steamer, Teppanyaki grill, indoor barbeque, downdraft extractor, dishwasher, and a SMEG stainless-steel 1.5 Range style cooker. The range of bespoke units are simply stunning and are completed with Quartz work surfaces over. The beautiful island unit comprises Champagne trough, vegetable drawers, and a contrasting wooden dining bar. Further features go on to include an integrated television, bioethanol feature fire, and an iPad based control for the surrounding sound system, together with a security television monitor. This space remains spacious and open, given the natural light provided by the vaulted ceiling and glazed section which opens directly out to an entertaining area.

Underfloor heating runs throughout the majority of the property, beneath a mixture of engineered oak flooring, slate tiling, and other hard premium surfaces. There is also a handy, integrated vacuum system throughout.

Through to the light and airy lounge; courtesy of ample windows and rooflights, this lavish space is stunning with vaulted ceilings and exposed beams. A brick fireplace houses the log burner and steps guide down to the wonderful, ever so slightly sunken dining area, with further steps up to the elevated study.

Off the hall to the side is a guest cloakroom, comprising a wash basin and WC set into a modern integrated unit, surrounded by exquisite porcelain tiling. Additionally, there is a separate utility room which continues the high standard running throughout, having quality fittings, plus space and provision for domestic appliances.

The principal bedroom enjoys the benefit of its own private, beautifully appointed en-suite comprising an oval free-standing bath with external chrome taps and shower, twin circular stone wash basins with integrated units and an adjacent WC, not forgetting the separate shower with body jets, porcelain tiled flooring and an opaque glass door leading to the dressing room which contains an extensive range of built-in furniture.

The hall extends into a stunning glazed walk-through, providing access to the second bedroom which has part-vaulted ceilings, a large Spa bath with integrated television, wash basin with WC set into an integrated unit, and again porcelain tiling. Bedrooms three and four offer the same tremendous character and style, and are served by the luxuriously appointed Jack and Jill en-suite which boasts a stunning feature curved wall with twin open walk-in showers, a wall-hung wash basin and WC.

There is also a gym which would make an excellent home office, with a separate store off.

Outside, access to here and the few neighbouring properties is via a private drive owned by a neighbouring property, 'The Long Barn' has full right of access, leading to its own private driveway which provides a spacious parking area and access to the three-bay carport which is based on a floating pad, and not a formal building. A substantial gate leads to a contemporary-style, large walled courtyard-style garden with a slightly raised and very spacious sun terrace, with vertical cut sleepers and overall provides an outstanding entertaining area. In addition, there is a stunning, feature fish pool with substantial slate flagstones, carefully situated adjacent to the contemporary glazed walk-through.

The rear garden provides another fantastic entertaining space with a sun terrace and is accessed directly from the dining kitchen, having a flagstone base and walls incorporating seating areas, together with a built-in barbeque. Shallow steps guide you up to an extensive lawn, plus there are further terraces, including decks to the side. Ranch-style fencing surrounds the rear of the garden, leading to a public footpath which in turn leads to a Woodland Trust, and beyond here is further fencing to the paddock which is currently home to three lovely Donkeys and two stables.

There are plenty of woodlands and walking trails to explore surrounding this unique property, with the footpath providing access to the Pipe Hall Farm – Woodland Trust. The Cathedral city centre of Lichfield is only a five minute drive away, offering an abundance of classy bars, pubs and restaurants, in addition to the beautiful Cathedral, Minster Pool, Stowe Pool, and Beacon Park. The intercity railway station gives direct access into Birmingham city centre, stopping at other suburban hols on the cross-city line. Trent Valley station provides excellent services to London Euston, some of which take less than 1hr 20mins, and the M6 toll provides direct access into the national motorway network.

Newly installed 5.2 KW solar panels which provide both energy for the home and surplus can be sent back to the grid. These were installed after the EPC was commissioned.

### Agents Notes:

- The property is attached, only to the neighbouring property's outbuilding.
- There is no mains gas or drainage to the property - central heating is via an LPG system and drainage is via a septic tank.
- A public footpath crosses through the paddock to the rear of the property and is clearly fenced.
- Our client has a deed of right to cross over the driveway to the front of the property.
- The three-bay carport is on a floating pad, not a formal building.

What3words: saying/tribune.tinsel

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

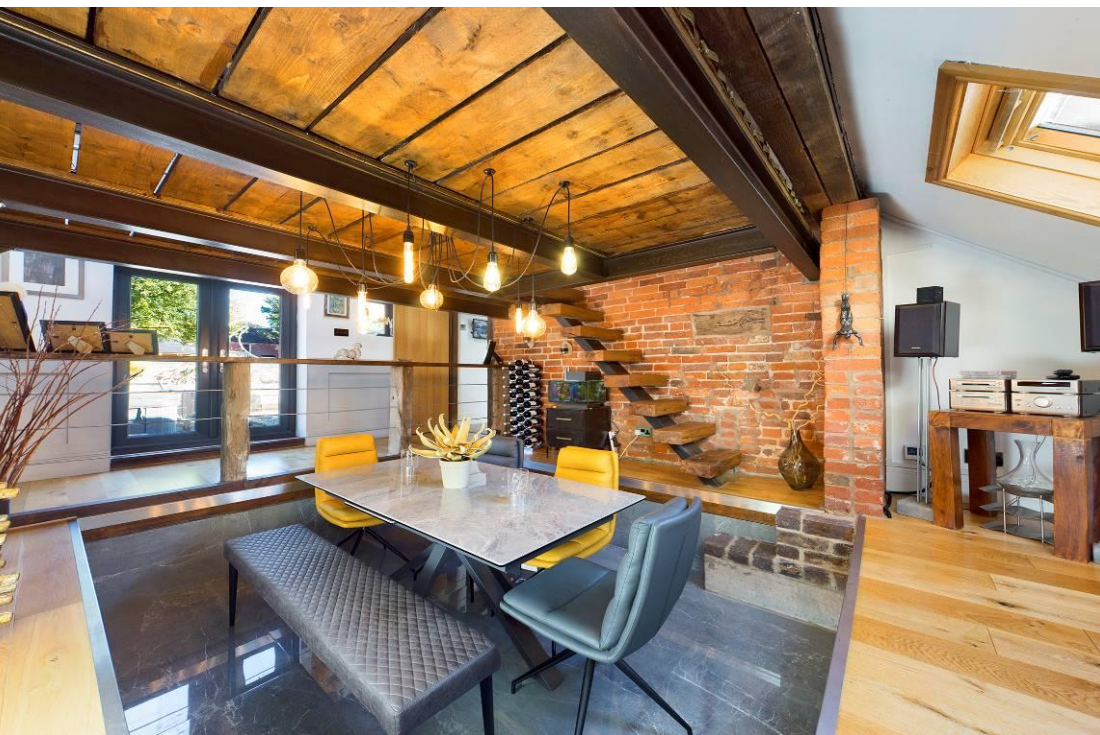
**Services:** Mains water, electricity and LPG are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

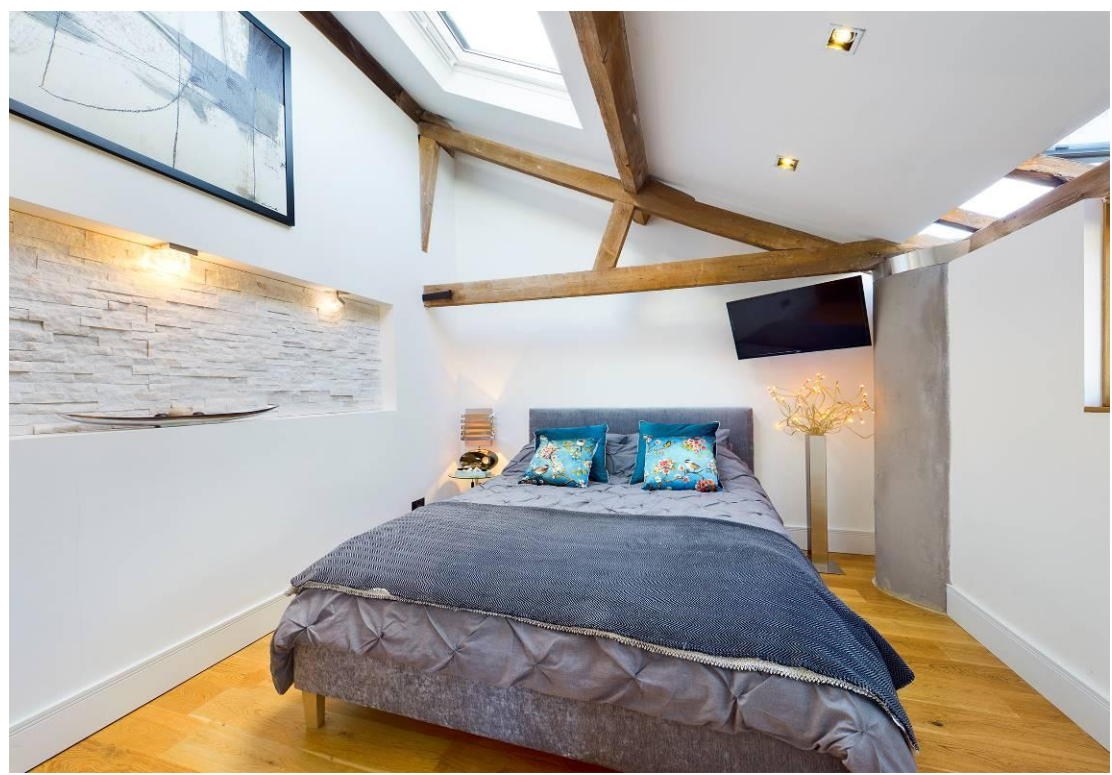
<https://www.lichfielddc.gov.uk/homepage/67/planning>

**Our Ref:** JGA/25102021

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

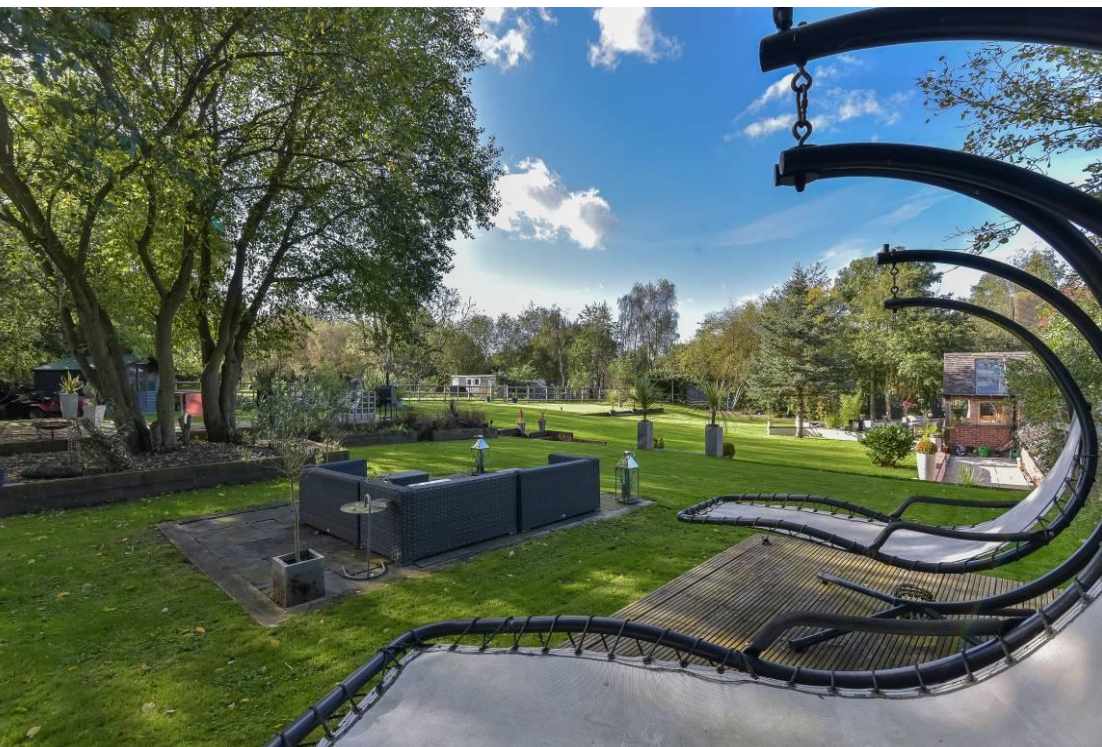














Ground Floor Building 1

**Approximate total area<sup>(1)</sup>**

3114.94 ft<sup>2</sup>  
289.39 m<sup>2</sup>

**Reduced headroom**

110.96 ft<sup>2</sup>  
10.31 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### 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		57   D
39-54	E	44   E	
21-38	F		
1-20	G		



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