

Pipe Grange Cottage

Pipehill, Lichfield, WS13 8JP

John 
German






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£625,000



The perfect location! Semi rural peace and tranquillity but only 1.5 miles approx. from Lichfield city centre. Surrounded by farmland and having mature gardens of approx. 0.26 of an acre.

Originally built as a coachman's/gardener's cottage for Pipe Grange, a rare opportunity to purchase a conversion home of character that whilst nestled away in the countryside is just a few minutes' drive into Lichfield and its full range of shopping, recreational, cultural and transport amenities.

Furthermore, the property has delightful gardens of a quarter of an acre or so that have been loved and well stocked over the years.

There is also a large brick and tile built detached garage/workshop that may offer some further conversion possibilities, subject to planning permission.

Comfortably appointed but now ideally in need of some modernisation, this property will have appeal to a broad range of buyers.

The approach to the property is via an enclosed porch entrance that leads into a sizeable and characterful dining/reception hall with dual aspect windows and a cottage style stone fireplace. Stairs lead to the first floor with cloaks storage below.

Leading off is a characterful and generous sized lounge/sitting room with dual aspect light and windows, feature parquet style flooring, oak beams and a charming stone built fireplace with log burner.

Positioned to take advantage of rear garden views, the fitted kitchen has a range of panel fronted base and wall units, worktops and splash back tiling, stainless steel sink, built in cooker, extractor hood, dishwasher and fridge freezer to be included, shelved pantry store and space for a fold away breakfast table.

Leading off the kitchen is a utility room with built in base unit, stainless steel sink, partial tiling and appliance space for a washing machine and tumble dryer. Access in turn leads to a boot room/boiler room that houses the oil fired central heating boiler and floor to ceiling built in cloaks/storage cupboards.

On the first floor the bedrooms and bathroom are accessed from a two sectional landing with feature pointed doors. Bedroom one has dual aspect windows and its own three piece fully tiled ensuite shower room. Bedroom two is a comfortable double room and enjoys lovely garden views and bedroom three would make an ideal guest or children's bedroom.

The main family bathroom is of excellent size and offers a traditional white and chrome suite together with full height tiling to comprise freestanding roll top bath, low level WC, wash hand basin, garden facing window, built in eaves and airing cupboard storage.

Outside a brick and tile built detached garage/workshop has an inner store room and ladder access to a part converted loft storage room.

Wrap around timber built store/carport area to two sides of the garage.

Brick built potting shed next to the house with gardener's WC included.

The total plot size is approximately 0.26 of an acre within which there are landscaped cottage gardens of interest and maturity that include a wealth of shrubs, perennials and herbaceous plants, screening and hedging and a variety of trees, an ornamental pool and all enjoying a country atmosphere and peace.

Agents Notes:

- 1) There is a public bridle way running alongside the west boundary of the property.
- 2) The property is accessed off Lichfield Road (A5190) from a private driveway and in which the property shares the cost of maintenance, when required.

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

Services: Oil fired central heating. Mains water and electricity. Purchasers are advised to satisfy themselves as to their suitability. Private drainage shared with Pipe Grange and which we are unable to confirm whether fully compliant with current environmental standards. Purchasers must rely on their own enquiries and survey.

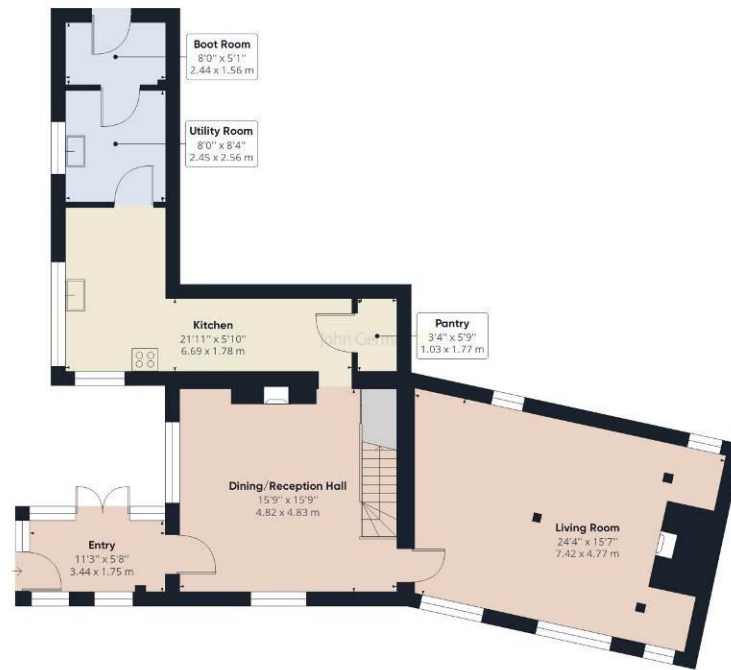
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/31052023

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







Ground Floor

Approximate total area⁽¹⁾

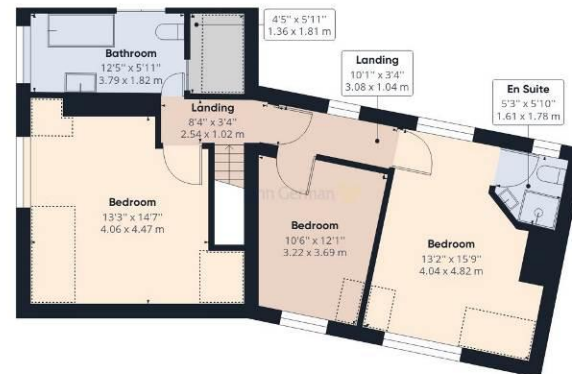
1655.91 ft²

153.84 m²

Reduced headroom

94.65 ft²

8.79 m²



Floor 1

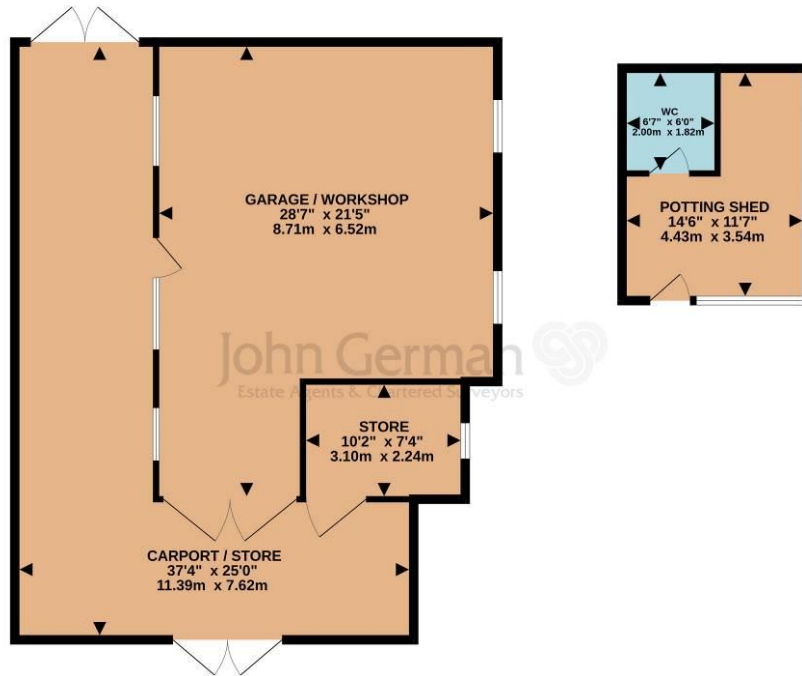
(1) Excluding balconies and terraces

 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.

GIRAFFE360

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-assignment. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



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