

Holly Farm

Chorley, Lichfield, WS13 8DQ

John German






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£1,595,000



A truly outstanding opportunity to acquire a wonderful combination of a delightful farmhouse with separate two bedroom annexe, situated in this beautiful idyllic location. Great lifestyle features include a swimming pool with separate entertaining room and paddocks for those equestrian enthusiasts.

There is an impressive reception hall providing a most welcome introduction to this lovely property with part panelled walls and a parquet floor. A guest's cloakroom has extensive hanging space, WC, wash basin and superb full height tiling.

An elegant drawing room has a front facing bay window, a splendid stone open fireplace and parquet floor that runs through double doors into the separate formal dining room.

The dining kitchen has a range of both traditional and contemporary style units with granite work surfaces and twin ceramic sinks. Appliances comprise a conventional Aga in addition to a further Aga with gas burners and oven beneath. Double doors open to a particularly spacious conservatory and there is also a separate family room/study.

The first floor landing has two built in cupboards and doors to five bedrooms, one of which is en suite comprising a corner shower, wash basin with integrated cupboard beneath, WC and contrasting wall and floor tiling. Another one of the bedrooms is currently used as a dressing room with a comprehensive range of fitted furniture.

The luxurious family bathroom has a traditional freestanding roll top bath with chrome mixer tap and shower, separate corner shower, wash basin with integrated cupboard beneath, WC, half height tiling, a chrome vertical towel radiator and downlighting.

Annexe

A dining kitchen has a modern range of units with contrasting wood effect work surfaces and a stainless steel one and a half bowl sink and drainer. Integrated appliances comprise an oven, hob, extractor fan and a dishwasher.

The main living area is currently used as a gym but also has the benefit of a cast log burner plus full height windows and doors.

There are two double bedrooms and a very well appointed bathroom having a contemporary suite comprising bath, separate corner shower, wash basin with integrated cupboard beneath, WC, a chrome heated radiator and contrasting tiling to floor and half height to walls.

The annexe also has the benefit of its own integrated garage.

Outside

Wrought iron fences and gates lead to the property where well stocked mature beds lie to the immediate front of the property. To the side double gates leads to a spacious drive which gives access to both the house and annexe. There is additional driveway parking to the other side of the house.

Steps with a modern glass balustrade lead to a terrace and excellent outdoor swimming pool. Further steps lead to a charming entertaining area which has an excellent bar and ample space for a table, chairs and pool table.

There is a sauna building and various lawns that extend to a secluded hard surface tennis court. Beyond the formal gardens lie spacious paddocks with the benefit of their own separate gated entrances and large store ideal for implements and equestrian equipment.

To the other side of the lane is a further parking area, access to a detached double garage, lovely orchard, further garden store and a poly tunnel.

This idyllic location is also very convenient for modern day life being within easy access of the facilities at nearby Burntwood and further amenities can be found in the Cathedral City of Lichfield which has a cross city rail station giving access to Birmingham and a Trent Valley line having services to London Euston. The M6 toll provides direct access into the national motorway network.

Agents Notes:

- 1) The property is situated off an unadopted road.
- 2) Planning permission was granted for single storey extensions and various other alterations to the property although this consent has now lapsed.

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

Services: Oil fired central heating to the main house. Air source heating system to the annexe. There is LPG to the gas Aga in the main house. Drainage is to a private system. Mains water and electricity 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

Our Ref: JGA/22062023

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

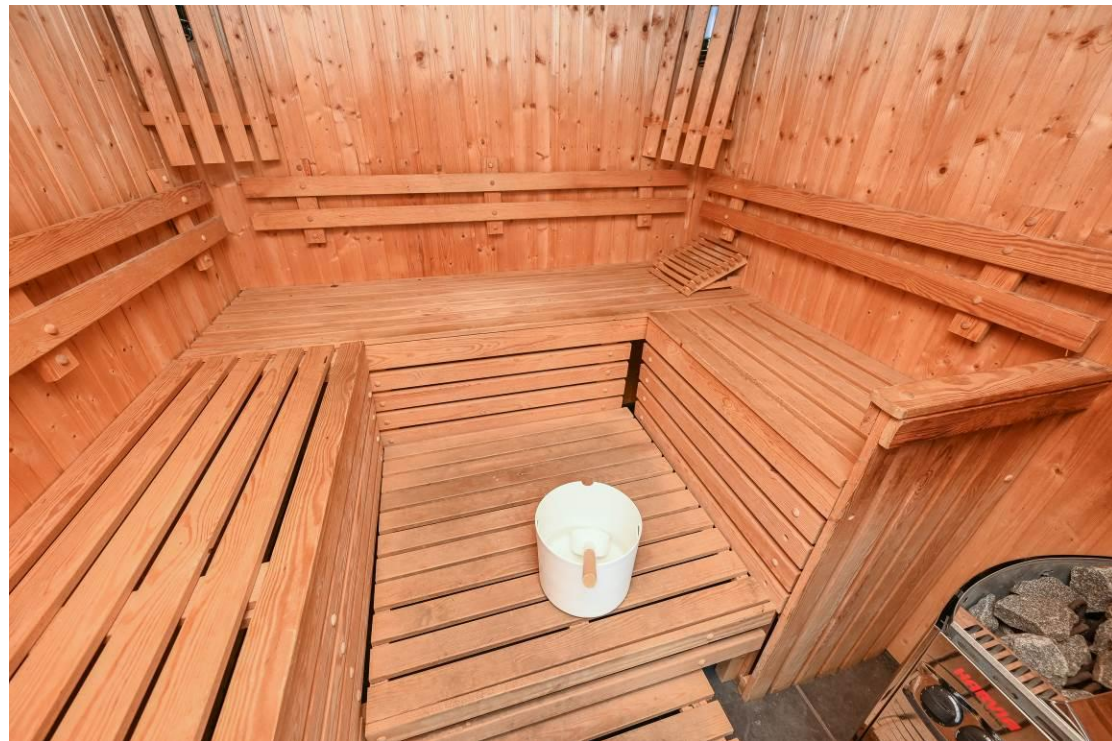














Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4



Ground Floor Building 5

Approximate total area⁽¹⁾

4555.82 ft²
423.25 m²

Reduced headroom

11.32 ft²
1.05 m²

(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.



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	68 D
39-54	E		
21-38	F		
1-20	G		



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