



# The Old Hay Barn

Watery Lane, Curborough,  
Nr Lichfield, Staffordshire

John German 

# The Old Hay Barn

Watery Lane, Curborough,  
Near Lichfield, WS13 8ER

Detached Freehold investment property of character and style comprising three self catering apartments, only about 2 miles from Lichfield's Cathedral city centre.

The Hay Racks - Ground Floor Two Bedroomed Apartment

The Hay Byre - Ground Floor One Bedroomed Apartment

The Hay Loft - First Floor Two Bedroomed Apartment

This substantial and tastefully appointed property is set in mature gardens with sitting areas and ample parking space. The Old Hay Barn has for many years been run as a very successful self catering business, with bookings already in place into 2018. The properties are superbly presented and have been maintained to a very high standard by the long term owners, indeed all the windows were renewed only a few years ago and many other upgrades undertaken.

**Price on  
Application**

# The Hay Byre

A delightful ground floor **One Double Bedroomed** apartment with an **En Suite Bathroom** having a panel bath with shower, w.c and wash basin, and there is a heated towel rail. There is a spacious **Living Room/Kitchen** with a laminate floor and a range of base and wall cupboards, work surfaces, matching breakfast bar and ceramic hob, extractor hood and integrated Logic oven.



# The Hay Racks

A lovely ground floor **Two Bedroomed** apartment with an **Entrance Hall** which has a laminate floor and a large storage cupboard leading off together with a double doored cloaks cupboard. The **Dining Kitchen** has a laminate floor, dining area space, a range of base and wall cupboards, integrated Bosch oven, ceramic hob, extractor hood and granite work surfaces. There is also an integrated dishwasher. The attractive **Lounge** has double outer doors leading to the garden patio and there is an **Inner Hall** off which is an airing cupboard. **Bedroom One** has two rear aspect windows and **Bedroom Two** also has a rear aspect window. The **Bathroom** has a tiled floor, a suite comprising wash basin, w.c and panel bath with shower over, each with adjacent wall tiling.



# The Hay Loft

An impressive first floor **Two Bedroomed** spacious apartment with an **Entrance Lobby** and stair from the ground floor leading to the L-shaped **Hall** off which is an airing cupboard. The **Dining Kitchen** has a laminate floor, dining area space and a range of handmade base and wall cupboards, granite worktops, an integrated freezer, fridge, Phillips dishwasher, Whirlpool oven, ceramic hob and extractor hood. There is also a very useful 'laundry cupboard' which has plumbing for a washing machine. The spacious **Living Room** has windows to front and rear aspects, high beamed ceiling and there is an **Inner Lobby** leading to **Bedroom One**, a spacious room with velux style window and **Bedroom Two**, another double room also with a velux style window.



**Outside**

The Old Hay Barn is approached via a gravel driveway leading from Watery Lane and there is ample parking adjacent to the property.

The gardens are of particular note with quiet sitting areas, a block paved terrace, a lovely lawned garden area with a wonderful variety of established shrubs and trees.

**Please Note**

There is a small laundry room outside.

**Special Note**

The property has been run as a stand alone business for many years, the vendors have accounts up to April 2017 and many confirmed ongoing bookings into 2018. The potential annual income could be towards £60,000.

**Viewing**

Please contact the Sole Agents at our Lichfield Office.

**Tenure**

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

**Services**

Mains water, drainage and electricity are believed to be connected to the property. Night storage electric heaters. Purchasers are advised to satisfy themselves as to their suitability.

**Local Authority**

Lichfield District Council

**Useful Websites**

[www.environment-agency.gov.uk/maps](http://www.environment-agency.gov.uk/maps)

[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

JGA/250717

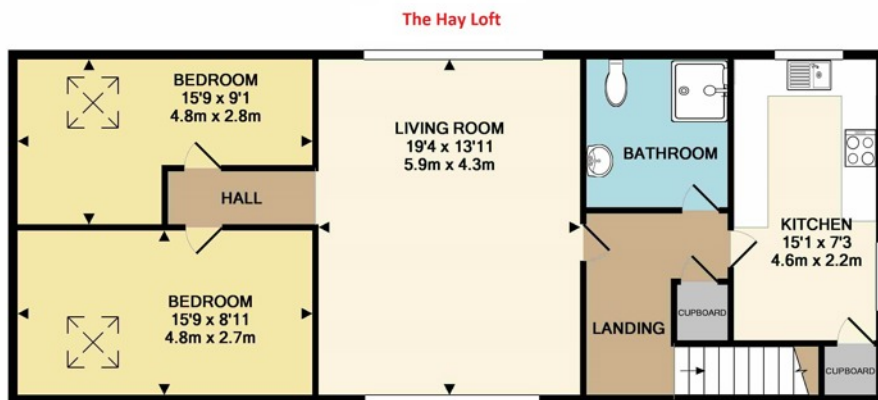
JGB/250717

NP/KLT/LC



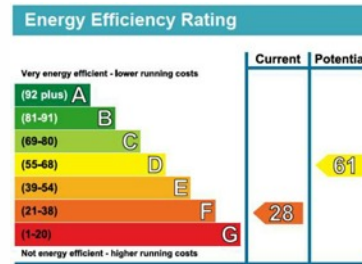


GROUND FLOOR

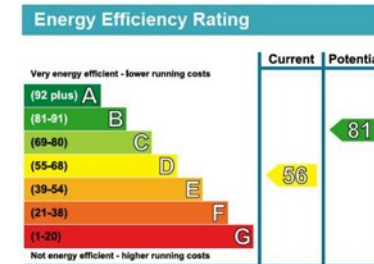


1ST FLOOR

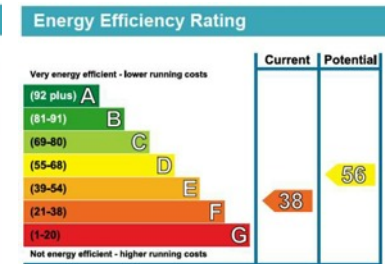
Barn 1



Barn 2



Barn 3



### Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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. Made with Metropix ©2017

### 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 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.

### Measurements

Please note that our rooms sizes are quoted on a wall to wall basis.

### 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

