

The Old Barn

Pipehill, Lichfield, Staffordshire, WS13 8JZ

John 
German





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£695,000

Close to Lichfield but located in a very private and exclusive, high-end development with a gated almost quarter mile long private driveway, is this skilful and sympathetic conversion retaining a wealth of original architectural detail and tremendous character.



Developed around 20 years or so ago by highly respected MTJ Builders and incorporating their trademark hardwood carpentry throughout including doors, skirtings, architraves, windows and staircase. Wherever possible original detail has been retained and revealed including beams, trusses and brickwork. All principal rooms are of generous size and the whole property is very well presented and includes sealed unit double glazing and LPG central heating.

A landscaped garden approach and double doors lead into the dining hall which is of impressive size and could be used for multiple room purposes. It has a superb hardwood stair leading off and has a gas fired stove. Double doors lead to the drawing room which is a stylish and characterful room with feature brick fireplace and multi-fuel stove fire, with two rear garden facing windows.

Leading off the dining hall is a small internal lobby area which leads to a fully fitted guest cloakroom and a useful separate study.

The spacious breakfast kitchen exudes further charm and character and includes a bespoke slate tiled flooring, beech range of base, wall and drawer units, granite and hardwood worktops, splash back tiling, acrylic one and a half bowl sink unit, electric double oven, five burner gas hob, extractor hood, integrated dishwasher and fridge, island unit, feature multi burner stove within the dining/sitting section, double doors to the front courtyard garden and stable door to the rear garden.

A sizeable utility room with matching range of storage cupboards with further slate tiled floor, space for a freezer and washing machine, door to garden.

A highly characterful landing of split level design also showcases further revealed beams, trusses and brickwork.

The master bedroom is a feast for the eyes in terms of original detail and includes four skylight windows, three built in wardrobes and the airing cupboard.

An en-suite bathroom of traditional, quality design includes partial tiling, bath with side fixed taps, shower enclosure, w.c and wash hand basin.

Bedroom two is of double size and includes an extensive range of built in furniture together with a well appointed en-suite shower room with white and chrome w.c, wash hand basin, shower enclosure and partial tiling.

Bedroom three is also of double size and has further revealed architectural detail, a vaulted ceiling, range of built in wardrobes and front aspect window. The adjacent family bathroom includes a white and chrome bath, shower enclosure, w.c and wash hand basin.

Outside

Double garage with two electric up and over doors, side door, light, power and water supply, mezzanine storage areas. A Staffordshire blue brick driveway sits in front of the garage and extends through double gates to the side and rear garden where it leads into a patio area. The rear garden is a sheltered part-walled garden, professionally landscaped and includes an easily managed lawn, raised brick borders, colourful perennial and shrubbery planting. There is a further landscaped garden area to the front and side of the barn including a stone patio and pergola area, dry-stone walling and many further shrubs and herbaceous plants.

Agents Notes

- 1) £60 per month is payable towards upkeep of any communal areas and the driveway.
- 2) The property is Grade II listed.

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

Services: Mains water and electricity are believed to be connected to the property. Private drainage. LPG central heating. Purchasers are advised to satisfy themselves as to their suitability.

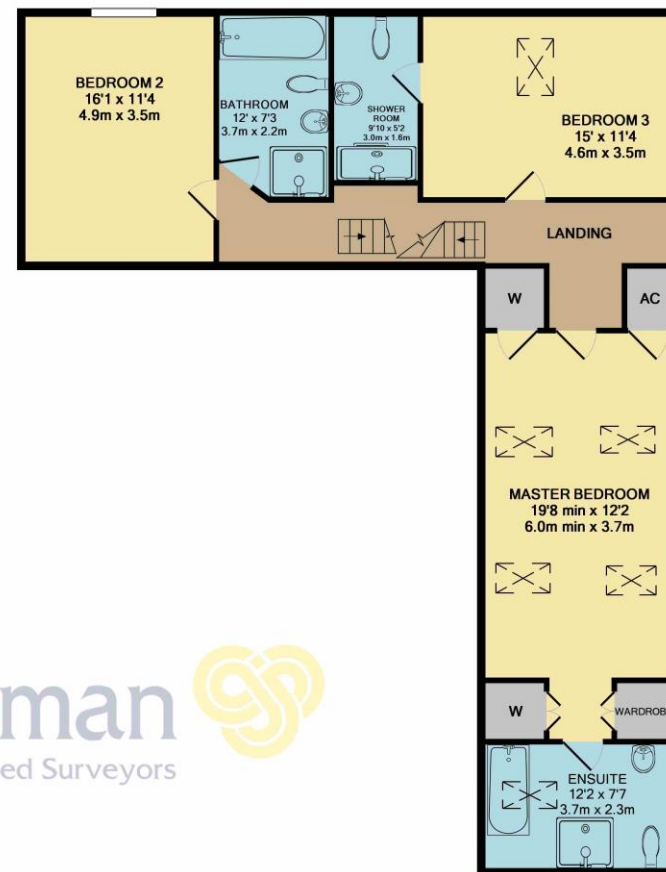
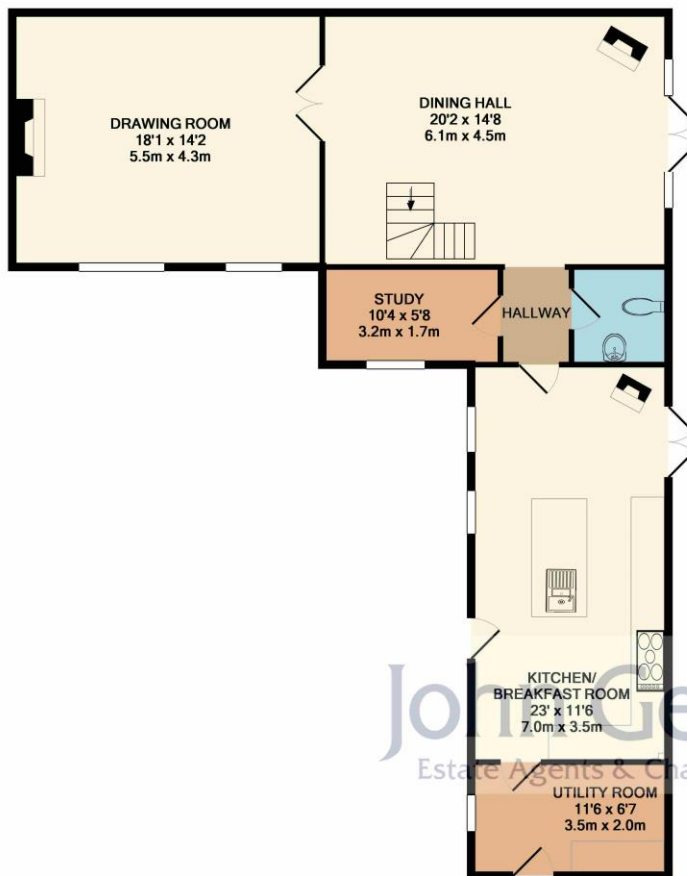
Local Authority/Tax Band: Lichfield District Council / Tax Band F

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

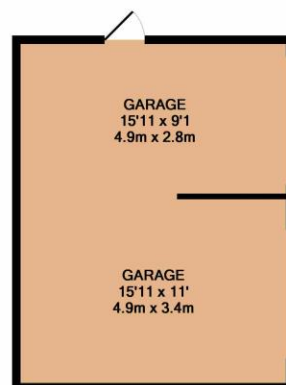
Our Ref: JGA/100619







1ST FLOOR



GROUND FLOOR

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.
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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.

EPC NOT REQUIRED AS PROPERTY IS GRADE II LISTED



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