

HOLLY FARM CHORLEY  
LICHFIELD  
WS13 8DQ

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

This magnificent 6-bedroom property is a true haven for families, offering abundant space and an added annexe. The outdoor pool and garden room are exceptional features that make this home an ideal retreat. With ample land to enjoy, it's the perfect residence for a family seeking space and comfort.

### ACCOMODATION

#### Ground Floor:

Entrance hallway  
Guest cloakroom with WC  
Reception room  
Dining room  
Drawing room  
Kitchen/breakfast room  
Conservatory

#### First Floor:

Landing  
Bedroom 1 with ensuite  
Three further bedrooms  
Walk in wardrobe  
Family bathroom

#### Annexe:

Entrance hallway  
Utility/gym room  
Kitchen  
Family bathroom  
Two bedrooms

#### Garden and Grounds:

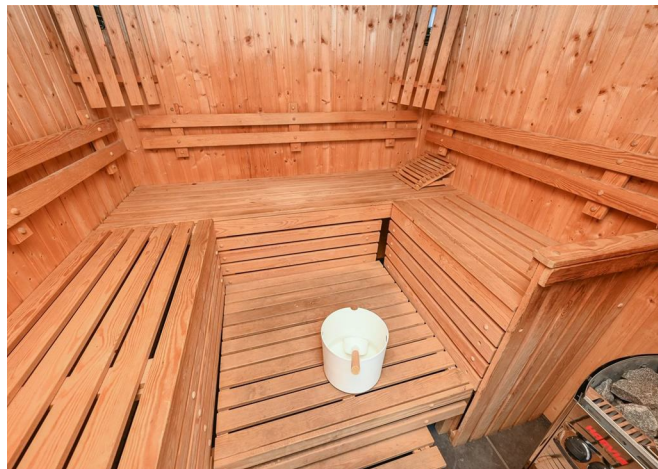
Detached double garage  
Attached garage  
Outdoor pool with seating area  
Pool entertaining room  
Bathroom  
Sauna  
Gated entrance with paved driveway  
Laid to lawn rear garden with patio area

Approx Gross Internal Floor Area: 4555.82 sqft (423.25 sqm)

EPC Rating Main House - D

EPC Rating Annexe - E

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



## Situation

The property is located in a beautiful rural setting nestled in the heart of Staffordshire. This idyllic area offers residents a peaceful and tranquil environment while providing convenient access to essential amenities. The location is characterised by rolling green fields, charming countryside views, and a strong sense of community.

The countryside offers opportunities for nature enthusiasts, with scenic walks, cycling paths, and outdoor activities right at your doorstep. Nearby towns like Lichfield provide residents with a range of shopping options, dining establishments, healthcare facilities, and other services.

The proximity to Lichfield also means access to good schools, making it an attractive choice for families. The commute to the city is made more accessible with the nearby A38, connecting residents to Birmingham and other major cities in the West Midlands.

## Description of Property

Upon entering the property, you're greeted by a spacious hallway adorned with panelled wooden walls and an eye-catching carpet, setting the tone for the rest of the home. From here, you can access the guest cloakroom, complete with a convenient WC and sink, as well as a handy hanging cupboard for coats and belongings.

To your right, a generously sized reception room bathes in natural light from the large windows overlooking the front and side of the property. Currently utilised as an office, it offers ample space and can easily be repurposed as an additional sitting room.

On the left side of the hallway, you'll find the dining room, a sizable area that seamlessly connects to both the kitchen and drawing room, providing the perfect setting for family gatherings and meals.

The drawing room exudes character with its neutral walls and original wooden features. Abundant light streams through the windows on each wall, offering views from every angle. The centrepiece is a substantial log fireplace, creating a cosy ambiance for evenings in.

The kitchen, with its ample size, features wooden cabinetry that lines the walls and a charming brick nook perfectly designed for a large dual fuel range cooker. There's also plenty of space for a dining table, making it a versatile hub for family meals. The kitchen conveniently opens up to the conservatory.

The conservatory is a grand space that provides panoramic views of the property's grounds. Through its double and single doors, you can access the rear of the property, and this bright and airy area offers ample space for various uses.

Ascending to the first floor, you'll find the landing which offers access to the bedrooms and the family bathroom. To your right is bedroom one, boasting views of the front and side of the property, and it comes with its own en-suite shower room, complete with a WC, sink, and a convenient shower cubicle.

On this floor, you'll also discover three additional bedrooms, along with a walk-in wardrobe room. Currently configured for storage with fitted furniture throughout, this room can easily be adapted into a fifth bedroom, depending on the occupants' needs.

The family bathroom is generously proportioned, featuring a standalone bathtub, a shower cubicle, a WC, and a sink. The space is both bright and airy, offering plenty of room for your comfort.

The annexe, situated adjacent to the main house, is a valuable addition to the property. Upon entry, you step into a hallway which leads to the utility room and gym area, providing ample space for fitness enthusiasts to enjoy.

Two generously-sized bedrooms are located near the entrance, both offering plenty of space for the occupants. They each have convenient access to the outside through single doors inside the rooms.

Further down the hallway, you'll find the family bathroom, which is equipped with a bathtub,

shower cubicle, WC, and sink for added convenience.

At the end of the gym area, you'll discover the spacious kitchen, complete with light cabinetry and oak-style worktops. It features a fitted oven and an overhead extractor fan. The kitchen offers access to the outside and the attached garage, adding to the annexe's practicality and appeal.

## Garden and Grounds

Upon your arrival, you'll be greeted by a gated entrance that opens up to the paved driveway. This area offers an abundance of parking space, making it convenient for both residents and guests. Notably, the property boasts both an attached garage and a detached double garage, providing a wealth of storage or parking options.

Vast expanses of lawn spread out, offering ample space for a variety of outdoor activities. The lush greenery is bordered by mature trees and hedges. The views extend beyond the natural boundaries to the fields, creating a delightful backdrop.

For those who enjoy a game of tennis, there's a well-maintained tennis court ready for action. It's a fantastic addition to the property, offering the perfect space for friendly matches.

A raised section of the garden reveals an outdoor swimming pool. This feature is sure to be a focal point of leisure and relaxation during the warmer months. The surrounding area is thoughtfully designed with a seating space, providing a comfortable and inviting spot for sunbathing or simply enjoying the outdoors. There is also a garden room adjacent to the outdoor pool. This versatile space serves as a dedicated games room or a welcoming bar area, providing a delightful retreat for recreation and relaxation.

Additionally, there is a dedicated sauna room for relaxation and wellness. An extra bathroom provides added convenience and ensures that the annexe is well-equipped to meet various needs.

## Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill St, turn right to stay on Coleshill St, turn right at the 1st cross street onto High St/A5127, turn right onto Tamworth Rd/A453, at the roundabout take the 1st exit onto London Rd/A38, at Swinfen Interchange take the 2nd exit onto London Rd/A5206, turn left onto Lichfield Southern Byp/A461, at the roundabout take the 2nd exit onto Falkland Rd/A461, at the roundabout take the 1st exit onto Limburg Ave/A461, at the roundabout take the 1st exit and stay on Limburg Ave/A461, at the roundabout take the 1st exit onto Walsall Rd/A461, at the roundabout take the 3rd exit onto Rugeley Rd, turn left onto Padbury Ln, continue straight onto Common Side and turn right, the property will be on your left.

## Distances

Sutton Coldfield - 11.6 miles  
Lichfield - 5.2 miles  
Birmingham - 16.9 miles  
Birmingham International/NEC - 25.6 miles  
M6 - 14.0 miles  
M6 Toll - 21.0 miles  
M42 - 25.1 miles

(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

## Terms

Local Authority: Lichfield Council  
Tax Band: H  
Broadband Average Area Speed: 67 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

## Services

We understand that mains water, gas and electricity are connected.

## Disclaimer

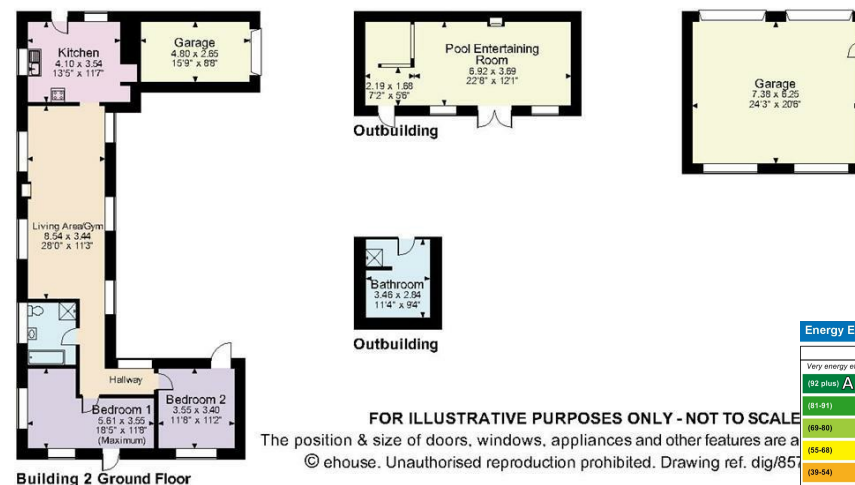




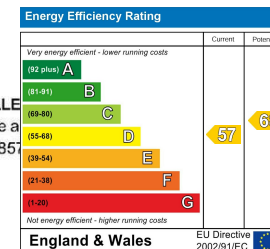
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Photographs taken: October 2023  
Particulars prepared: October 2023

**Holly Farm, Lichfield**  
**Approximate Gross Internal Area**  
**Main House = 2528 Sq Ft/235 Sq M**  
**Garage = 633 Sq Ft/59 Sq M**  
**Building 2 = 952 Sq Ft/88 Sq M**  
**Outbuilding = 468 Sq Ft/43 Sq M**  
**Total = 4581 Sq Ft/426 Sq M**



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