

2 SWINFEN HALL COTTAGES SWINFEN HALL
LICHFIELD
WS14 9QT


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This charming three-bedroom newly refurbished cottage is nestled within the picturesque grounds of Swinfen Hall, offering a delightful living experience. The property provides ample space for occupants to enjoy, creating a comfortable and cosy environment. Additionally, its close proximity to the A38 and M42 motorway, which ensures convenient accessibility to nearby areas. Only £57.70 per night

ACCOMMODATION

Ground Floor:

Entrance hallway

Open plan kitchen/lounge

Bedroom 3

Shower room

First Floor:

Bedroom 1

Bedroom 2

Shower room

Garden and Grounds

2 parking spaces

Use of 100 acres estate of Swinfen Hall

EPC Rating: TBC

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

Swinfen Hall is a beautiful country mansion set in a 100-acre Estate with landscaped garden and a private deer park located in the Staffordshire countryside.

Situated just off the A38 road, Swinfen Hall Hotel is 20 minutes from Birmingham and adjacent to Heat of Country is the peaceful property is also just minutes from the A38 motorway, 10 minutes from Lichfield City Centre and other major transport links.

DESCRIPTION OF PROPERTY

The property exudes a sense of spaciousness and modern design, beginning with the open plan kitchen and lounge area that welcomes you as you enter. Natural light floods the space through numerous windows and skylights, creating a bright and airy atmosphere.

The kitchen is a highlight, boasting a stylish contrast between dark cabinetry and white worktops. It is equipped with ample storage and modern appliances, including an integrated fridge-freezer, induction hob, microwave, and oven. The large island serves both as additional workspace and a breakfast bar for a casual dining experience.

The ground floor bedroom, conveniently located on the right side upon entering, offers a generous living space, ensuring comfort for its occupants. Adjacent to it is a well-appointed shower room, featuring a walk-in shower cubicle, toilet, and sink for added convenience.

Ascending to the first floor, you'll find two more double bedrooms, each providing ample room for relaxation. The carpeted flooring adds a touch of cosiness to these spaces, creating a warm and inviting atmosphere.

Completing the upper level is a family shower room, designed with practicality in mind. This room features a large walk-in shower cubicle, toilet, and sink.

GARDEN AND GROUNDS

For added convenience, the cottage comes with two allocated parking spaces, ensuring hassle-free parking for its occupants.

The property is situated in the grounds of Swinfen Hall, approached from the private drive and is located within the walled garden, with its impressive 100-acre estate and beautifully landscaped gardens.

DIRECTIONS FROM ASTON KNOWLES

From the agents' office at 8 High St, 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 4th exit and stay on London Rd/A38, slight left towards London Rd, turn right onto London Rd, at the roundabout take the 2nd exit which will lead you straight up to Swinfen Hall.

DISTANCES

Sutton Coldfield - 6.9 mile
Birmingham - 15.7 miles
Birmingham International/NEC - 17.4 miles
M6 - 11.9 miles
M6 Toll - 12.4 miles
A38 - 5.5 miles

(Distances approximate)

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TERMS

Local Authority: Lichfield Council
Tax Band: B
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





Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the rental.

Photographs taken: January 2024
Particulars taken: January 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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