

Streethay House Farm

Streethay, Lichfield, WS13 8LT

John 
German



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£1,100 pcm

Streethay House Farm is a Grade 2 listed building - the oldest parts of which date back several centuries. In the mid 1800's, it was extended by William Holland of Rodbaston Hall to reflect the Georgian era. Today, having been in the same family ownership for almost 75 years, the refurbishment and overall development on the site has been sympathetically restored and enhanced by the award winning Harrison Homes.

The renovation has combined the character of the original Farmhouse with a new modern living and contemporary style which includes stunning Shaker style kitchens with Silestone worktops and Bosch integrated appliances, Victorian style radiators throughout, Villeroy and Boch bathrooms with Porcelanosa tiles, superb quality Karndean flooring, Hi Tech Worcester Bosch gas heating systems with Bluetooth thermostats plus fully integrated SKY throughout each property.

With the historic town of Lichfield just a few minutes away, Trent Valley train station within walking distance and the A38 on your doorstep, these properties are ideal for the professional looking for an idyllic but convenient location with top quality accommodation.

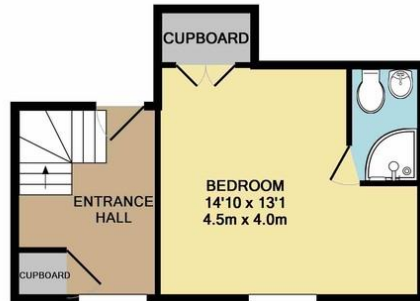
This stunning one bed first floor duplex apartment has the benefit of one allocated parking space to the front of the Farm House plus plenty of visitor spaces in the court yard too. Access is through the grand entrance hall with the canopied porch and this property is up the stairs. The spacious beamed entrance hall with intercom system and storage cupboard leads to a double bedroom to the left with the original Victorian storage cupboard and an ensuite shower room. If you then go up the stairs (with restricted height beamed ceiling) it leads to a spacious landing area (big enough for a home office) and has access to the stunning bathroom which certainly has the "WOW" factor! This has velux window, beams to the ceiling, exposed brickwork to one wall with the remains of an original stone fireplace but most of all, situated in the centre of the room is a free standing roll top bath. There is also a vanity unit underneath the sink, chrome towel rail, spot lights to the ceiling and soft touch LED mirror light.

The other door opens up into a cozy lounge with restricted height ceilings and doors, beams to the ceiling and a dormer window overlooking the countryside. Through a small doorway there is a unique living space which also has the "WOW" factor. To the centre is a beamed vaulted ceiling with velux windows and a central kitchen island with integrated electric oven and hob with pop up extractor fan plus washer/dryer. To one end is a living area with space for a dining table and tucked away at the other end (down a small step) is a semi circular dark grey Shaker style kitchen with white Silestone worktops and has NEFF integrated appliances including fridge/freezer. The whole feeling throughout the property is one of space, light and character.

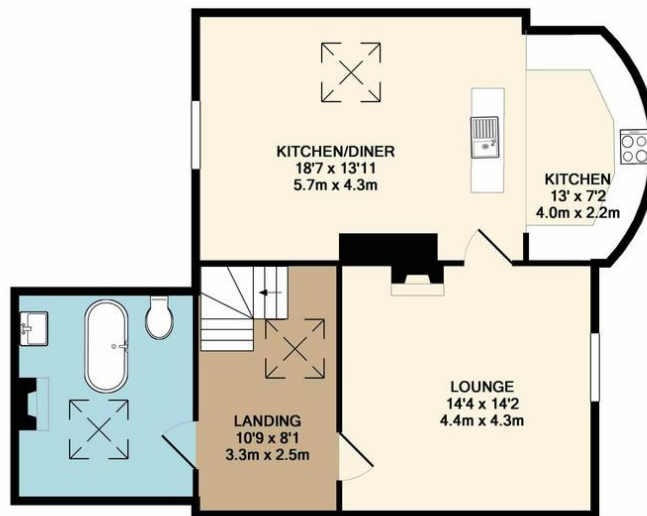
This property is Unfurnished Council Tax Band: C Ref: JG







GROUND FLOOR

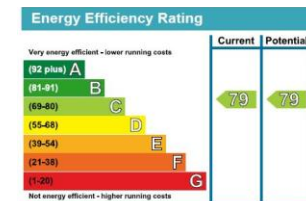


Agents' Notes

As part of our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings 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. None of the services or appliances to the property have been tested.

Referral fees

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EPC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.



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