

The Byre Barn, Bearshay Farm

Brookhay Lane, Lichfield, WS13 8RG

John
German






Handwritten notes on a refrigerator magnet, including a list of items and prices.

100g	1.00
200g	2.00
300g	3.00
400g	4.00
500g	5.00
600g	6.00
700g	7.00
800g	8.00
900g	9.00
1000g	10.00

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£550,000

The image shows a bright, modern living room in a barn conversion. The room features a large stone fireplace with a wood-burning stove, a wooden coffee table, and two blue sofas. The ceiling has exposed wooden beams and a skylight. A potted plant is visible on the left side of the room.

The Byre Barn is an attractive barn conversion located in a small gated development enjoying a semi-rural setting just outside Lichfield.

Situated within a development of just five individual barns that were originally part of Bearshay Farm, The Byre Barn is a lovely old brick and tile building skilfully converted into superb family home that retains many original design features and enhanced by bespoke hard wood doors, skirtings and architraves throughout together with exposed brickwork and beams.

The picturesque Coventry Canal runs alongside the development and the local villages of Fradley and Alrewas provide a good range of amenities. The village of Fradley enjoys canal side walks where Fradley canal side café is located at the junction of the Trent & Mersey and Coventry canals. A stroll down the canal takes you to the neighbouring village of Alrewas, home to The National Memorial Arboretum. Other amenities in Fradley include a Co-op supermarket, church, village hall, a go karting circuit and St. Stephen's Primary School. For secondary pupils, the property lies in the catchment area for Friary High School in the nearby Cathedral City of Lichfield. The village is also excellently placed for nearby commuter links including the A38 and M6 providing access into the motorway network. Nearby train stations can be found in Burton on Trent and Lichfield offering services to London, Birmingham and many more. The nearby cathedral city of Lichfield enjoys a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more destinations.

Equipped with LPG central heating throughout, the main front entrance door to this property leads you into an entrance/reception hall which has a timber floor, vaulted ceiling and access to three bedrooms and the family dining/kitchen.

Enjoying direct access into the south facing garden is the substantially sized dining kitchen with its beamed and vaulted ceiling, tiled floor throughout and a spacious dining area. There is a full range of timber fronted units and granite worktops including a centre island, range cooker, integrated dishwasher, fridge freezer, washing machine and splashback tiling.

Leading off the dining kitchen is a lovely lounge with further vaulted ceiling and beams, focal point brick fireplace with gas stove fire and direct access into the garden.

Leading off the lounge is a lobby/hall with both outside access to the front of the property and internal access to the family bathroom and guest bedroom.

The family bathroom is equipped with a white and chrome suite to include P-shaped bath with shower over, wash hand basin/vanity unit and low level WC.

Adjacent to the bathroom is a room currently used as home office but could also be used as a generous double bedroom if needed and it has its own access to the rear garden.

At the opposite end of the barn, the three bedrooms are clustered together, the master bedroom has direct garden access, built-in wardrobes and a modern en suite shower room. Bedroom two is a good sized double bedroom with built-in wardrobe and double doors to the garden, and bedroom three (originally a bathroom) now makes a perfect single bedroom.

Outside there is parking for two cars on a brick paved driveway with footpath off which connects to one of two front entrances to the barn. The south facing walled rear garden has a mixture of hard paved terrace and patio areas together with a lawn, shrubbery border and is directly accessible from all principle rooms within the barn.

Agents note: The property is accessed via a secure entry gated system leading to a shared private drive.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** LPG

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Cable - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

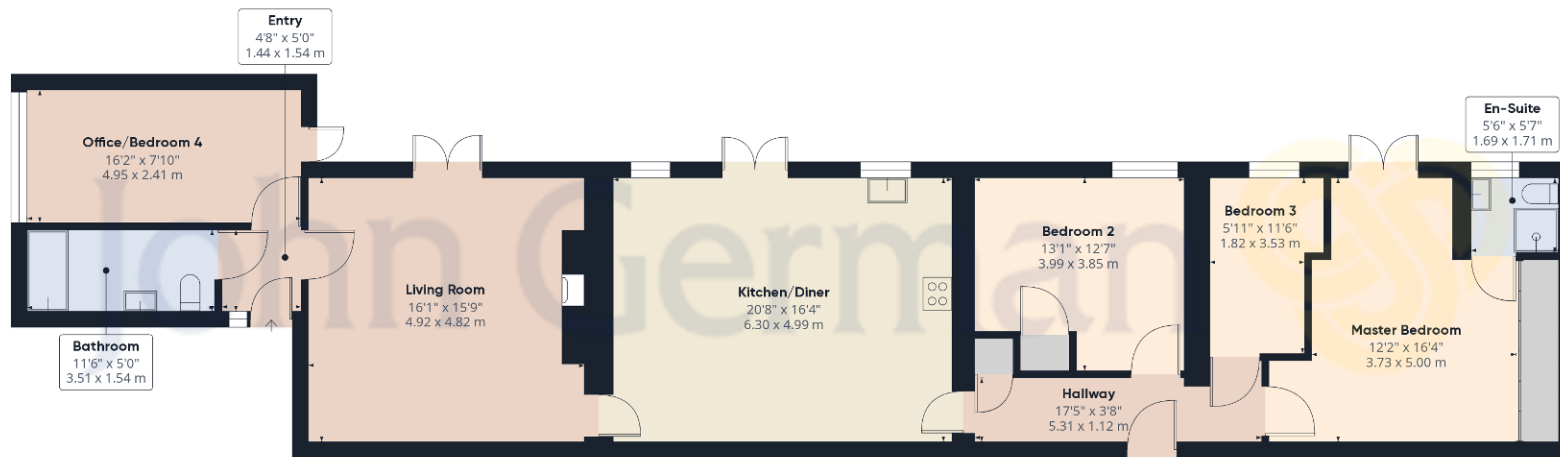
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.lichfielddc.gov.uk

Our Ref: JGA/20062024

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Approximate total area⁽¹⁾

1362.81 ft²

126.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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