

# Lawn Bank House

Wychnor, Burton-on-Trent, DE13 8BY

John  
German



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£1,100,000

Lawnbank House is an impressive Detached Victorian Villa nestled within the gorgeous hamlet of Wychnor.

Lawn Bank House

CAUTION  
DOGS RUNNING

John German



Set within an established 4-acre plot including mature woodland is Lawnbank House, an impressive detached Victorian family home offering over 1,600 square feet of well-proportioned and modernised accommodation set over two floors. The Wychnor Golf and Country Club lies around a mile from the property, hosting a bar and restaurant, golf course and gym, and the rural setting is an ideal base to enjoy walking, cycling and equestrian pursuits. The property is conveniently situated with excellent links to the A38, putting the nearby city of Lichfield and the town of Burton-on-Trent in easy reach, plus the neighbouring villages of Barton under Needwood and Alrewas. Wychnor enjoys a rural setting of farmland, woodland, and countryside.

As you enter the property you are greeted by a spacious entrance hall with a guest cloak room. Following through into a good size dining room which benefits from a wood burning stove and a bay window to the front. The separate living room has a stunning carved stone mantelpiece with a wood burner. Also leading off the hallway is the fantastic modernised kitchen benefiting from having a range of integrated appliances and a dual aspect window, as well as double doors opening out to the south facing terrace and gardens. Following on from the kitchen is a separate utility space with an added storage cupboard.

To the first floor, the landing is fitted with useful storage space and has access to the loft, as well as four double bedrooms and a modern tiled family bathroom with three-piece suite. The master bedroom features a range of fitted wardrobes and storage as well as a modern ensuite shower room. All bedrooms have the pleasure of the stunning surrounding countryside views and woodlands.

Lawn Bank House sits on an established plot which extends to around 4 acres including a range of outbuildings and private woodland. There is parking for numerous vehicles surrounding the property on the grounds, as well as further block paved parking area which is positioned to the fore of the coach house. The superb coach house has power and lighting, housing a four bay garage, a single garage/garden store and a self-contained home office, it has the potential of further development subject to relevant planning permissions. Within the garden space are steps leading down to a Staffordshire blue brick terrace having access into the laundry room and reception hall.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway and Garaging **Electricity supply:** Mains

**Water supply:** Mains **Sewerage:** Septic Tank **Heating:** Oil Fired Central Heating

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

**Broadband type:** TBC 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:** East Staffordshire Borough Council / Tax Band G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA03092025

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Ground Floor

Approximate total area<sup>0</sup>

1660 ft<sup>2</sup>

154.2 m<sup>2</sup>



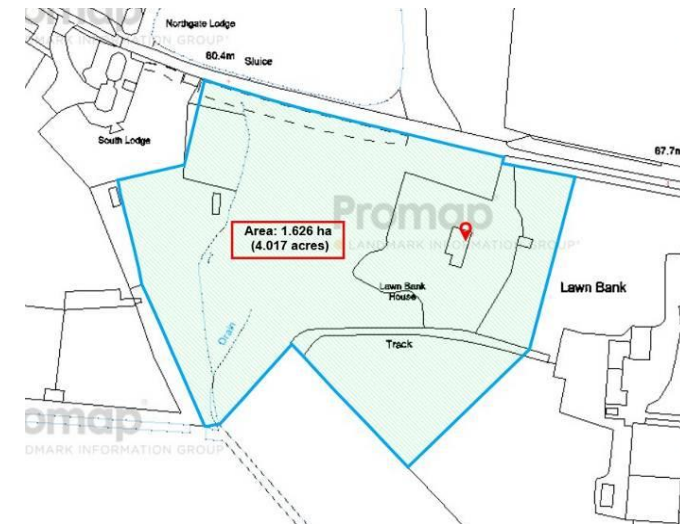
Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





### Agents' Notes

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**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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 43 E    | 91 B      |

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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