



7 The Courtyard, Fisherwick Wood Lane, Fisherwick Wood, WS13 8QQ



Set within a delightful and historic courtyard is this elegant Georgian Mews House, showcasing spacious and beautifully presented interiors, three bedrooms and a tranquil countryside setting. The property formerly served as a coach house and grooms' quarters for Fisherwick Hall and estate, designed by Capability Brown of Chatsworth fame. This exquisite Mews House features accommodation resonating with the Georgian era, to include impressive tall ceilings, stunning arched window and door frames originating from the Georgian carriage house doors, with sash windows throughout the rest of the house. There is a bespoke kitchen with solid oak cabinet doors, and traditional

bathroom suites. The centrepiece is an elegant galleried staircase, with curved oak balustrading rising from the entry hall.

The characterful interiors comprise briefly impressive reception hall, dual aspect sitting room, large dining kitchen, and cloakroom fitted with a monogrammed Sanitan suite. The first floor comprises of three bedrooms, with the master bedroom having an en suite, plus a family bathroom. The extensive second floor is accessed via a drop-down ladder and offers an ideal games room or home office as well as a generous storage space. The precedent has already been set within the courtyard to install dormer windows to convert this level into

additional living accommodation.

This delightful property benefits from exterior space including a double garage, allocated and visitors parking with a sunny courtyard garden set to the front. In addition, there is an attractive shared interior bin storage set into the garage area and an external drying area. The Courtyard lies within the picturesque grounds of the former Fisherwick Hall, a scenic setting nestled within historic woodland. The nearby lakes belong to the private Fisherwick fishing club. The location is a true delight, being a haven for wildlife and nature lovers, looking to explore the surrounding countryside.

- Elegant Georgian Townhouse
- Delightful & Secluded Setting amidst Woodland & Private Fishery Lakes
- Wealth of Character & Beautifully Presented
- Spacious Sitting Room
- Bespoke Dining Kitchen
- Grand Reception Hall & Cloakroom
- Three Bedrooms
- En Suite & Family Bathroom
- Second Floor Office/Games Room – Conversion Potential (STPP)
- Private Courtyard Garden
- Double Garage, Allocated & Visitors Parking
- Peaceful & Desirable Courtyard Setting
- Well Placed for Commuter Routes & Lichfield City Centre





The Courtyard lies within the picturesque grounds of the former Fisherwick Hall, a scenic setting nestled within historic woodland and lakes belonging to the private Fisherwick Fishing Club. The location is a true delight, being a haven for wildlife and nature lovers looking to explore the surrounding public footpaths and woodland which is home to fascinating remnants reclaimed from the Capability Brown designed Fisherwick Hall.

The charming village of Whittington lies around a 5 minute drive away and is home to amenities including a Co-Op general store, pubs, a cafe, the St Giles Hospice, a riding school and a village church, with more comprehensive facilities available in the Cathedral City of Lichfield which is just three miles away where a variety of shopping and leisure amenities including the Garrick Theatre can be found. The property is ideally placed for commuters, being located just minutes from the A38, rail travel in Lichfield provides direct links to Birmingham and London, and International Airports of Birmingham and Manchester are both within an easy drive.

**Reception Hall** 3.1 x 2.7m (approx. 10'1 x 8'8)

A character entrance door opens into this grand entrance hall, having tiled flooring, stairs rising to the first floor accommodation with storage beneath, and a door opening into:

**Sitting Room** 6.8 x 4.1m (approx. 21'7 x 13'5)

A impressive reception room having regal tall ceilings with coving, dual aspect sash windows, recently renovated oak flooring and a gas living flame fire set to carved mantelpiece

**Dining Kitchen** 5.48 x 3.8m (approx. 18'0 x 12'6)

Arched full height windows and a glazed door open from the reception hall into the **Kitchen**, which comprises a range of solid oak painted wall and base units with granite worksurfaces over, housing an inset sink and integrated appliances including dishwasher, fridge freezer, microwave oven and second oven, electric hob and washing machine. tiled flooring extends into the **Dining Area** where there is a sash window to the rear

**Cloakroom**

Fitted with a regal Sanitan wash basin and WC, with tiled flooring





A regal curved staircase with oak balustrade rises to the **First Floor Landing**, where a loft ladder rises to the second floor and a sash window faces the front aspect. Doors open into:

**Master Bedroom** 4.7 x 3.3m (approx. 15'3 x 10'9)

A spacious principal bedroom having a sash window to the rear enjoying pleasant views towards surrounding countryside, wooden flooring and private use of:

**En Suite**

Fitted with a white suite having pedestal wash basin, WC and shower, with tiled flooring and walls, a heated towel rail and an extractor fan

**Bedroom Two** 4.7 x 3.5m (approx. 15'4 x 11'4) – max  
Another double room having a window to the front and a feature curved wall

**Bedroom Three** 3.2 x 2.5m (approx. 10'7 x 8'3)

Having a range of fitted wardrobes and a sash window to the rear overlooking pleasant views

**Bathroom** 2.32 x 1.76m (approx. 7'7 x 5'9)

A traditional suite comprises pedestal wash basin, WC and bathtub with shower unit over, with tiled walls, tiled flooring and an extractor fan

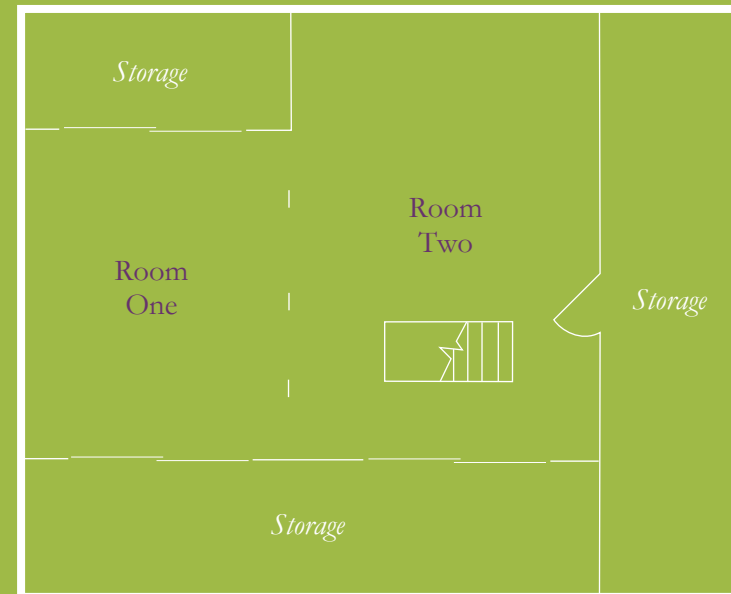
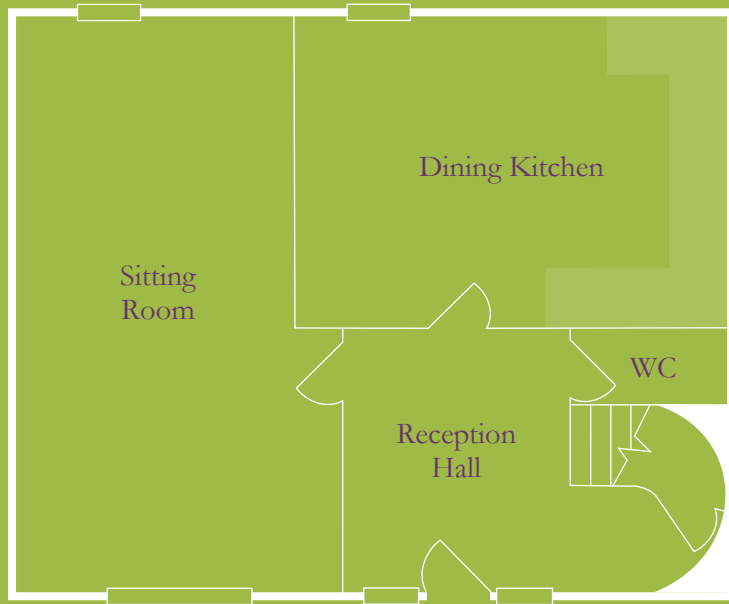
Ladder access leads to the **Second Floor**, which offers an ideal space for use as a home office, studio or games room. There is ample fitted storage space and a wealth of exposed beams, and neighbouring properties have received planning consent for a conversion of the loft into further bedroom accommodation

**Room One** 3.4 x 1.4m (approx. 11'3 x 4'7)

**Room Two** 3.8 x 1.4m (approx. 12'6 x 4'7)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	49 E	
21-38	F		
1-20	G		



### Outside & Gardens

A lengthy driveway between idyllic parkland and the Fisherwick Fishery lakes leads to The Courtyard, a beautifully tended community of regal Georgian homes. Within the courtyard there is **Allocated Parking** as well as additional visitors spaces to the exterior of the courtyard, and the property owns a **Double Garage**. From the garages, gated access opens into a communal 'drying area', a small gated stretch of garden where the vendors current house a washing line, and to the front of the property is a charming block paved **Courtyard** offering a private outside entertaining space. To the side of the garages there is also a shared wheelie bin store

Idyllic walks can be enjoyed from The Courtyard. There are public footpaths through surrounding countryside leading to Elford and Whittington, and the many quiet country lanes are much beloved by local cyclists and runners

**Please Note:** we have been informed that a management charge of £85 pcm is due. The property is serviced by LPG central heating and a private sewage treatment plant. A courtyard allows for access to the rear of the property for maintenance purposes



**General note:** Whilst we endeavour to make our sales 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, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.