

# Chetwynd House

Croxall Road Lichfield Staffordshire





# Chetwynd House

Croxall Lichfield Staffordshire WS13 8QU

Residing within a wonderfully secluded setting overlooking countryside views is Chetwynd House, an exceptional detached barn conversion offering beautifully refurbished and characterful interiors, three spacious double bedrooms and a separate annexe offering excellent potential as a home office, entertaining space or for conversion into ancillary accommodation. Originally dating back to the 1800s, Chetwynd House showcases a wealth of original beams and brickwork alongside thoughtfully refurbished interiors ideal to suit modern day family life. This rural yet well connected location combines the ideals of countryside living with the convenience of easy access to local amenities, all within an individual character property benefiting from superb potential to develop further.

An impressive open plan kitchen with dining and family rooms has been refitted to a superb standard, with the generous lounge featuring a inglenook fireplace and wood burning stove. The formal living space is complemented by functional rooms including a galleried reception hall, a fully fitted boot room, laundry and cloakroom, with three excellent double bedrooms to the first floor being serviced by a luxurious family bathroom, a private dressing room and en suite bathroom to the master, and magnificent views over the picturesque surrounding countryside can be appreciated from the second bedroom.

Outside, a regal tree-lined avenue driveway shared with three additional homes approaches the barn. Well tended lawned gardens offer a wonderful space to enjoy the peaceful surroundings, with a post and rail fence highlighting the views beyond, and there are a superb range of outbuildings including a summer house/gym and an Annexe, a detached outbuilding providing potential for conversion into an annexe/Air BnB style rental, or for continued use as a fabulous entertaining space and home office.



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Chetwynd House resides within Staffordshire's picturesque Mease Valley, combining the ideals of a tranquil setting and far-reaching views with the convenience of easy access to local commuter routes and amenities. The surrounding countryside and its abundance of local wildlife can be enjoyed from the property's doorstep, with the National Memorial Arboretum being within walking distance.

Local amenities can be easily accessed in the nearby village of Alrewas, where a popular butchers, traditional pubs, a Co-op, a doctors surgery, pharmacy and dentists can all be found. Further afield, the market town of Tamworth can be reached in a 15 minute drive, offering a shopping centre, cinema, restaurants and the renowned Tamworth Castle, with Lichfield offering a vibrant yet traditional city home to luxurious health and leisure facilities, the idyllic Beacon Park and variety of high end restaurants, bars and shops.

The location allows for good access to both the A38 and M42 giving swift onward travel to the commercial centres of Birmingham, Solihull, Coventry, Nottingham, Leicester and Derby, and the International Airports of Birmingham and East Midlands are both within a comfortable commute. Regional and national rail travel is available from both Tamworth and Lichfield where swift links to Birmingham and London (in 80 mins) can be found.

There the All Saints Primary in Alrewas and there are an assortment of prestigious range of independent schools in the area including Twycross House, Lichfield Cathedral, Repton and Abbotsholme.



	Alrewas Centre & Amenities: 2 miles
	Lichfield Rail Station: 7 miles Tamworth Rail Station: 5 miles
	Tamworth Town Centre: 8 miles Birmingham City Centre: 29 miles Derby City Centre: 21 miles
	Croxall Lakes: 0.5 miles Cannock Chase: 11 miles
	Birmingham Airport: 28 miles East Midlands Airport: 25 miles



Approached via a tree lined avenue driveway, Chetwynd House forms part of a delightfully secluded private community home to four individual homes, each enjoying independent outside space and tranquil rural surroundings. An expansive driveway provides parking for around four vehicles, leading in turn to both the Coach House outbuilding and into Chetwynd House. An EV charger point is included in the sale, and there is automatic lighting to the exterior of both buildings.

The galleried **Reception Hall** opens firstly into a generously proportioned **Sitting Room**, having dual aspect windows and an impressive inglenook housing a wood burning stove. Also accessed via the reception hall is a most impressive **Open Plan Living & Dining Kitchen**, also featuring a wealth of character and plenty of natural light from full height windows to the front.

The **Kitchen** has been upgraded with a range of bespoke shaker style handleless full height, base and island units Quartz work surfaces over, housing an inset double sink and integrated appliances including a dishwasher and twin larder style fridge freezers. A recess houses an electric range cooker with induction hob over (included in the sale), and there are useful pull out pantry cupboard to one side. The kitchen has original stone flooring, and opens in turn into the **Dining Area**, having full height windows and tiled flooring. A **Family Room** is set to the far end also having full height window and tiled flooring, where a door opens to a useful storage cupboard.

Leading from the kitchen there is a **Boot Room** providing an alternative entrance to Chetwynd House. The boot room features original flagstone flooring and is fitted with a range of cloakroom cupboards, as well as having doors opening into the refitted guests **Cloakroom** and into the **Laundry**. The laundry has also been refitted with wall and base units coordinating with those of the kitchen and boot room, housing an inset sink and space for a washing machine.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	77 C
39-54	E		
21-38	F		
1-20	G		









Stairs rise from the **Reception Hall** to the first floor **Part Galleried Landing** which features a wealth of exposed beams and skylights providing natural light. Doors open into the three generously proportioned double bedrooms and to the luxurious shower room.

The **Master Suite** is set to one end of the barn, having a wealth of beautiful exposed beams and impressive vaulted ceilings with skylights and a window to the front. There are a range of fitted wardrobes, and double doors open to a concealed opening into a private **Dressing Room**. In turn, a door leads into the **En Suite Bathroom** which has been refitted to a modern standard, having a four piece suite including a walk in shower and separate bathtub.

From the landing there are **Two Further Double Bedrooms**, both extending to a generous size and sharing use of the remodelled **Family Bathroom** which comprises a contemporary suite having twin wash basins, an oversized walk in shower and a superb range of fitted storage.







A pathway from the driveway leads to **Annexe**, a superb outbuilding offering excellent potential as a home office and entertaining space, or for conversion into a self contained annexe. Formerly a stable block, the annexe showcases a wealth of character throughout including an inglenook fireplace, exposed brickwork and beams and is serviced by double glazed windows and electric wall heaters.

A glazed door opens into the **Studio**, an ideal home office or entertaining space having dual aspect windows and a range of fitted desk space and furniture including space for a wine fridge. A door opens into the **Refitted Kitchen** which comprises wall, base and full height units housing an inset sink and integrated fridge, with tiled flooring extending into a spacious Games Room, again showcasing a wealth of character, an impressive inglenook fireplace with wood burning stove inset and a range of fitted storage. A glazed door opens out to the gardens.







Outside, **Well Tended Gardens** enjoying a sunny southerly aspect extend to the front and side of the barn, having a raised terrace to one side overlooking stunning paddock and countryside views. There is a contemporary pergola with retractable sides as well as a fitted bar perfect for entertaining whilst enjoying the tranquil countryside setting, and the hot tub and Gecko Air Source Heat Pump heater are both included in the sale.

Extending to the side of the barn is a further **Summer House** currently set up as a home gym, with a further paved terrace offering additional secluded entertaining space. There is exterior power and lighting throughout the garden, as well as a water point close to the driveway.





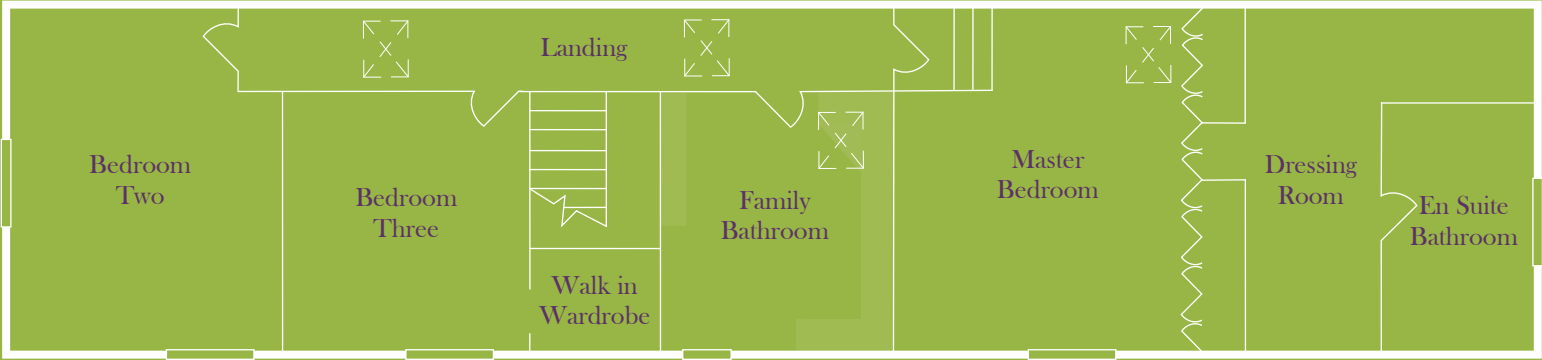




Ground Floor



First Floor





**Chetwynd House Floor Area: 2271 ft<sup>2</sup> / 211 m<sup>2</sup>**

### Ground Floor

**Reception Hall** 3.76 x 2.4m (approx. 12'4 x 7'10)

**Sitting Room** 7.26 x 4.8m (approx. 23'10 x 15'9)

**Open Plan Family Dining Kitchen** 11.28 x 4.57m  
(approx. 37'0 x 15'0) – max

**Boot Room** 2.9 x 2.3m (approx. 7'6 x 9'5)

**Laundry Room**

**Cloakroom**

### First Floor

**Master Bedroom** 4.88 x 4.65m (approx. 16'0 x 15'3)

**Dressing Room** 4.55 x 3.7, 1.96m (approx. 14'11 x 12'2, 6'5)

**En Suite Bathroom** 3.23 x 1.67m (approx. 10'7 x 5'5)

**Bedroom Two** 4.88 x 3.73m (approx. 16'0 x 12'3)

**Bedroom Three** 3.7 x 3.4m (approx. 12'2 x 11'2)

**Family Bathroom** 3.66 x 3.4m (approx. 12'0 x 11'2)

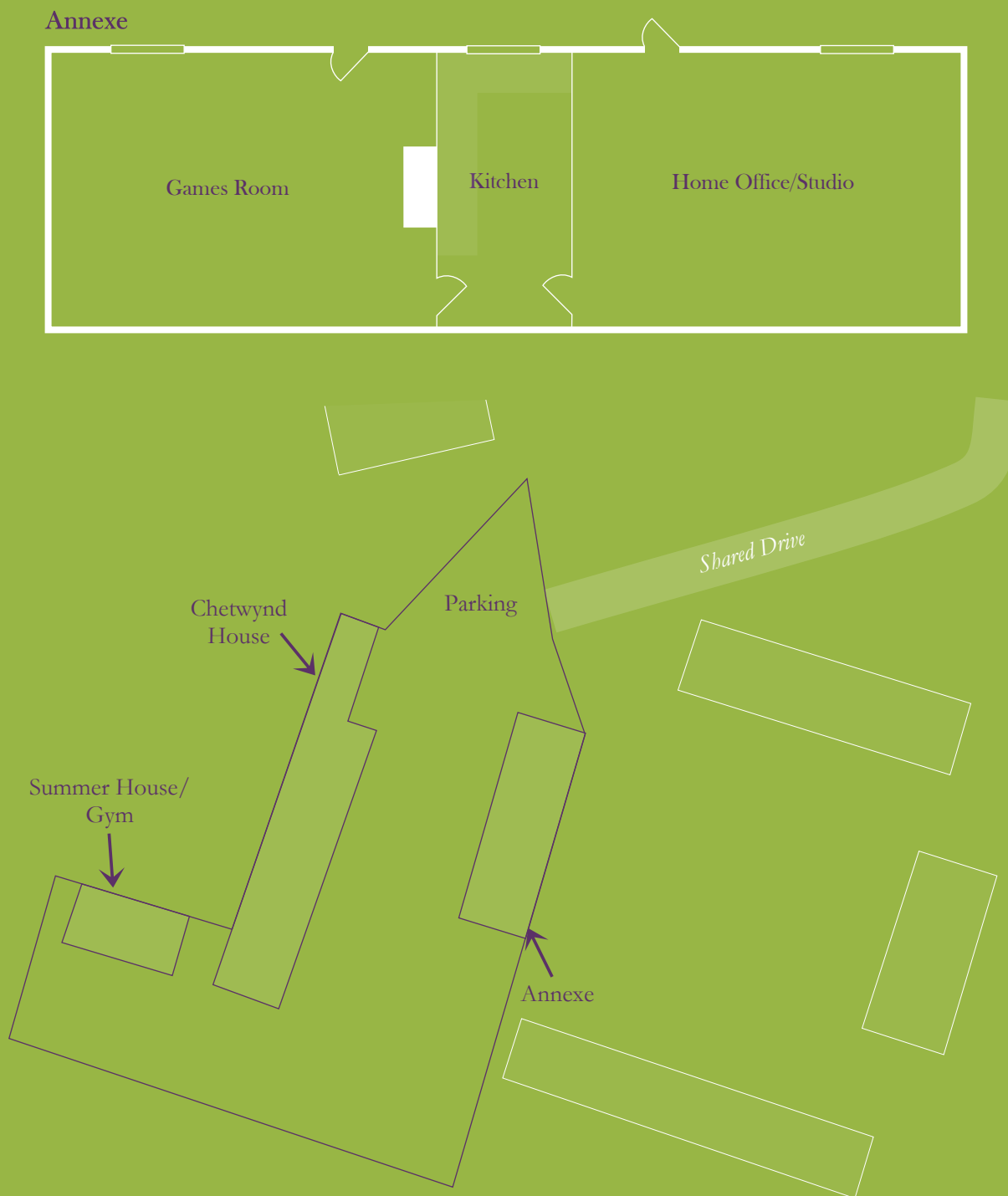
### Annexe

**Studio/Office** 6.3 x 4.24m (approx. 20'7 x 13'11)

**Kitchen** 4.35 x 2.05m (approx. 14'3 x 6'8)

**Games Room** 6.3 x 4.54m (approx. 20'8 x 14'10)

**Annexe Floor Area: 732 ft<sup>2</sup> / 68 m<sup>2</sup>**





**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.

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