



High House Farm

Chorley, Lichfield



High House Farm
Dodds Lane
Chorley
Lichfield, WS13 8DL



5



2



2



TBC



5.44 ac

An opportunity to acquire a Grade II Listed House in a sought after area of Chorley near Lichfield which has land and buildings .

The property is an attractive traditional farmhouse situated on a quiet lane in the village.

Guide Price:

£995,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com





Approximate Boundary
Outline

Description

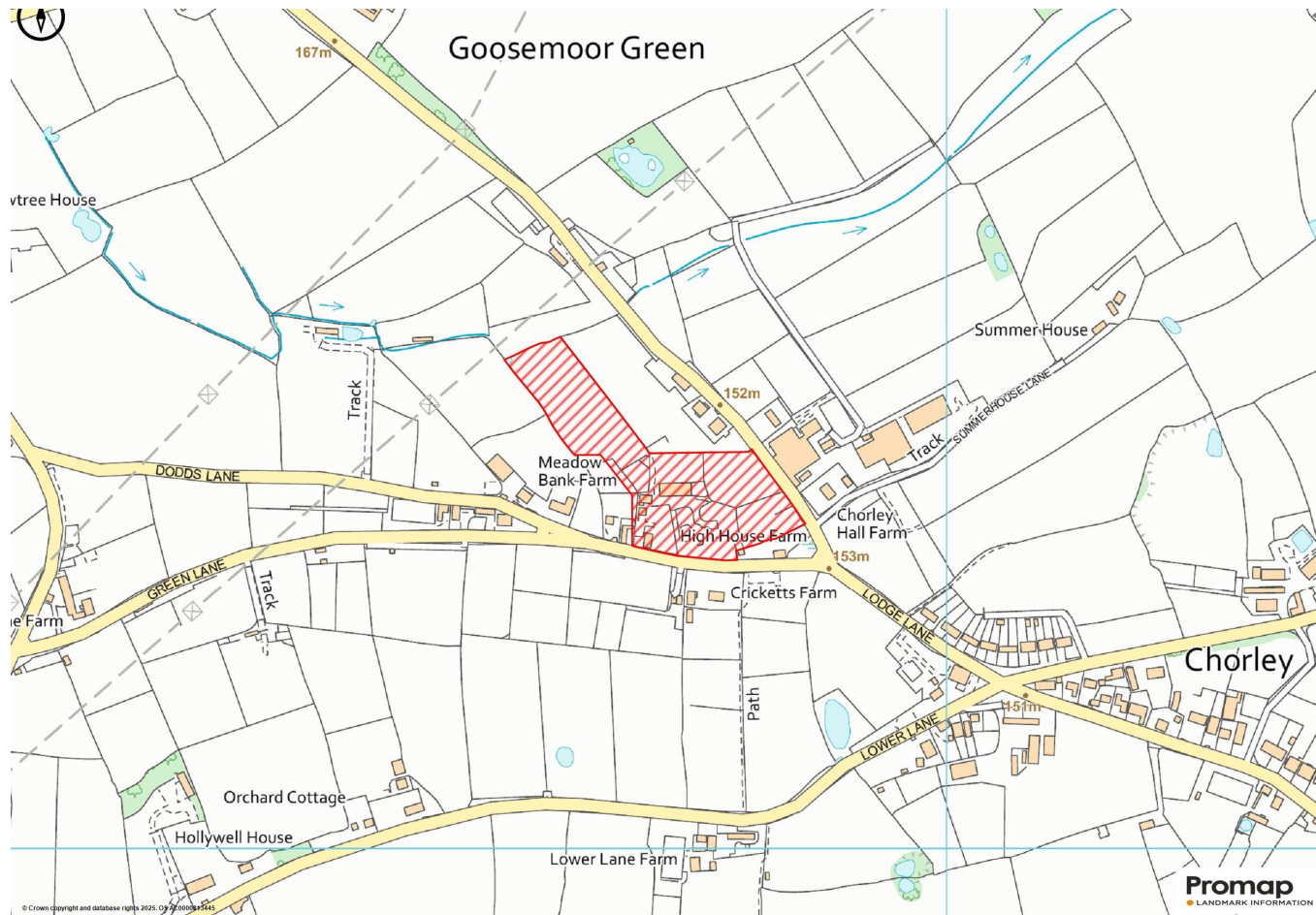
This is a delightful farm house situated in the well sought after area of Chorley near Lichfield and is accessed via a quite country lane.

This sale presents an opportunity to acquire a substantial house that would benefit from updating and provides for considerable spacious accommodation.

There is a useful stable block and a large modern agricultural building together with a manege and approximately 5.44 acres of pasture.

Location

The property is located on edge of Chorley in a peaceful yet convenient location not far from Lichfield and connections to major rail and road networks.



Ground Floor

From the Entrance Hall stairs lead to the first floor and to the reception rooms at front of the property. Both reception rooms have delightful period features and gracious proportions.

From the Entrance Hall is a door to the rear of the house which contains a fitted Kitchen/ Breakfast Room which again is a large spacious room and then a door through to a Rear Entrance Hall, Utility Room with shower , wc and sink.



First Floor

On the first floor are two large double Bedrooms to the front of the house, both with original fireplaces and a family Bathroom with wc, basin and bath.

To the rear of the first floor is Bedroom Three which is an extremely large room which could perhaps be further divided together with a large En Suite Bathroom together with corner bath, wc, basin and bidet.

From the main Landing there is a further staircase to Bedrooms Four and Five which are both large rooms with original fireplaces and exposed beams. There is also a wc and hand basin access off the second floor landing.



Externally

The house has a lawned area to the front and side and immediately to the rear is a red brick walled yard which then leads to an area of expansive parking and vehicle access to the buildings.

There is a brick under tiled roof double Garage with first floor loft over which would make a useful office. To the rear of the garage is a very good brick built under tiled roof stables with water and electricity. There are three stables and a tack room.

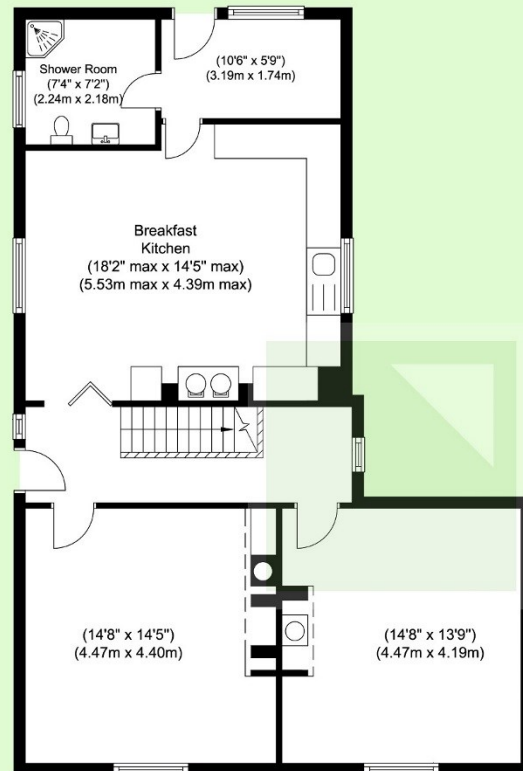
To the rear of the yard is a 6 bay portal framed Agricultural Building (approx. 90' x 40' and 14' to eaves) This is a substantial and useful building in good condition which would be suitable for a variety of uses.

To the rear of the building is a menage which is currently used as a yard for parking but could easily be resurrected as it has all the necessary drainage in place.

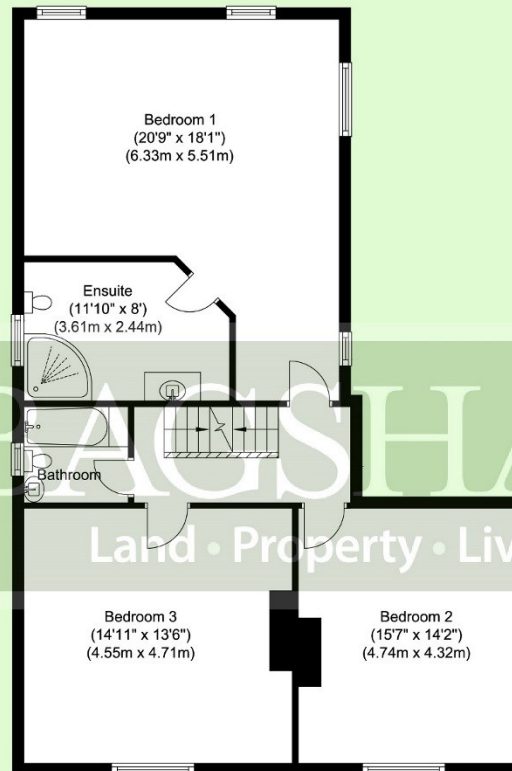
The property benefits from road frontage to two lanes and in all extends to just over 5 acres with all the land being laid to pasture.



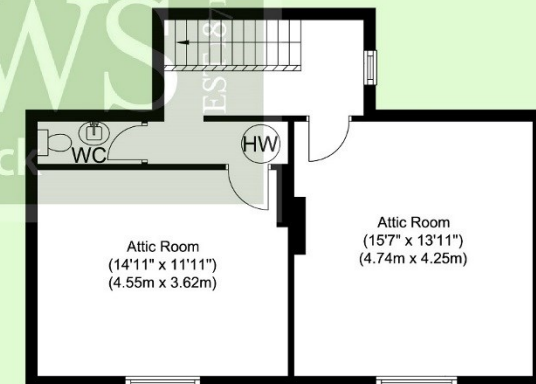
Ground Floor



First Floor



Second Floor



High House Farm, Dodds Lane, Chorley, Burntwood WS13 8DL

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

General Information

Services:

Mains water, electricity and sewerage. Central heating is via an oil fired boiler with two accumulator tanks located in the Utility Room.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Sporting, Timber and Mineral Rights:

It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority: Lichfield District Council—01543 250011

Directions: what3words ://casino.suffice.incomes

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Council Tax Band – G

EPC – Awaiting

Method of Sale: The property is for sale by private treaty.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

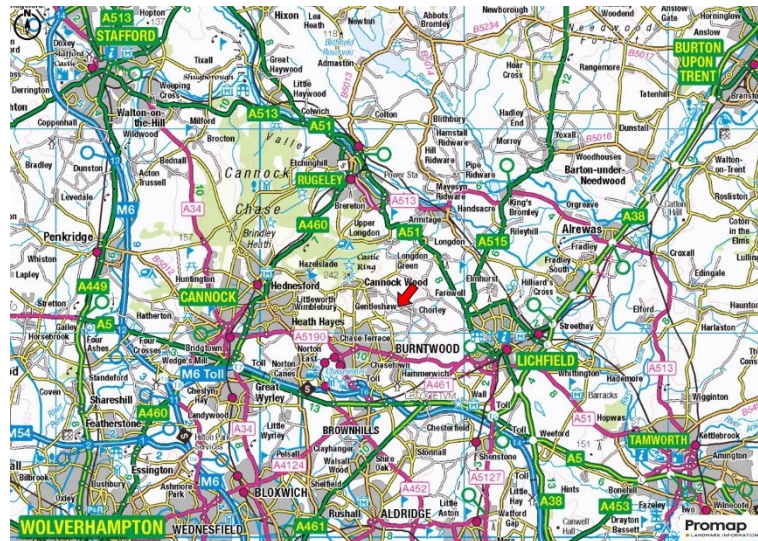
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Parking:

Parking is currently on the Driveway.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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