



Curborough Grange
Curborough | Lichfield | Staffordshire | WS13 8EJ

FINE & COUNTRY

CURBOROUGH GRANGE

Situated in the small hamlet of Curborough near the historic city of Lichfield, Curborough Grange has all the trappings of a beautiful, grade II listed former Georgian farmhouse. Set amidst glorious open countryside, the property maintains many exquisite period features, whilst enjoying all the benefits of modern, stylish living.

Sitting in a plot of approximately four acres, this luxurious country estate offers well-manicured gardens and extensive equestrian facilities.



Ground floor:

The formal front gardens offer a delightful pathway to the front of the property with original Minton tiled entrance hall, leading to an eclectic mix of elegant reception rooms with an abundance of original features.

The stylish and characterful lounge is filled with light from the fabulous bay window, yet the beams, oak floor and fireplace give a cosiness perfect for winter evenings.

The well stocked kitchen boasts a centre island, opening into a formal sitting room with period fireplace and beautiful beams and original flooring.

A formal dining room with high ceilings, oak flooring and Victorian style fireplace.

The room currently used for a games room with large inglenook fireplace would be a stunning office or family room.

The original cheese room is currently used as a utility room.

A scullery with vaulted ceiling and is primed for redevelopment into further accommodation, subject to the necessary permissions.

The cellar with 2 large rooms is also available for storage, perfect conditions for storing your wine collection.

The elegant, original wooden staircase leads to the first-floor accommodation.













Seller Insight

“We were looking for a new home with land where our children could keep ponies, so it was very much a lifestyle choice for us. As we approached via the impressive driveway and saw this wonderfully imposing property for the first time, it gave us the real wow factor and we knew that we could make it work. Curborough Grange is around 400 years old and is full of character and interesting features, including the original beams in many of the rooms,” say the owners.

“We’ve lived here for 18 years and the first thing that we did was to create the stables, menage, and paddocks. We adapted the inside of the property to meet our needs too as we opened up the space to give us our superb kitchen / family / breakfast room. It’s been the heart of our home and we all gravitate towards it as it’s perfect for day-to-day family life and entertaining guests.”

“Set in a quiet little hamlet surrounded by countryside, we have enjoyed a rural lifestyle combined with easy access to amenities in nearby Lichfield which has a wide range of shops, restaurants, and leisure facilities. There are some lovely walks here and an abundance of wildlife, so there’s always plenty of interesting things to look out for.”

“The property sits nicely in 4 acres of land that include gardens, outbuildings, and equestrian facilities. We’re surrounded by space so it’s made for relaxing and entertaining; the south facing patio is ideal for outdoor dining and we’ve celebrated many family events here, including 16th and 18th birthday parties.”

“Curborough Grange has been a fantastic family home for us that we chose primarily for lifestyle reasons and it’s fulfilled everything that we ever wanted, however the time is now right for us to move on to the next phase in our life,” conclude the owners. “*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





First Floor:

The elegant, original wooden staircase leads to the first-floor accommodation. The first floor offers 5 double bedrooms and 2 bathrooms. All rooms are beautifully presented, offering spacious and comfortable living with a wealth of period features beautiful far reaching view. The stunning master bedroom has beautiful beams, far reaching countryside views and an amazing ensuite.

Second Floor:

An additional staircase leads to the second floor which currently provides luxurious living accommodation, including an elegant and spacious lounge which leads onto a large bedroom suite with a beautiful and substantial ensuite. There is a further double bedroom and a large storage room.















Outside:

The external grounds offer well-manicured gardens, a substantial patio area and an excellent selection of outbuildings, with a double garage block, gardener's buildings and additional buildings currently being used as tack rooms.

There is a large driveway with plenty of parking for vehicles and horseboxes.

The 4-acre plot is divided into beautifully kept gardens and 2 paddocks, there is also a newly constructed, 60m x 20m professional manège and stable block.

There is a further currently unutilised acre of land that has been offered to a developer who has an option to develop the land as a high-end, exclusive residential plot. Should the planning consultation be successful there is an incredible opportunity to sell the land for between £800,000 to £1,000,000 to the developer in question, subject to final valuations.

Area description:

Curborough is a civil parish in Lichfield District, Staffordshire, England.

Lichfield is a beautiful, historic city located in the heart of Staffordshire, just north of Birmingham. Recently voted one of the most desirable cities to live in by the Daily Telegraph, Lichfield is also perfect for a short break or holiday, with streets lined with museums, independent shops, mouth-watering restaurants and luxury accommodation.

The city also offers a vibrant nightlife with a mix of countryside pubs and city centre cocktail bars.







Feature bullets:

- Beautiful period features throughout
- Far reaching countryside views
- Five reception rooms
- Seven bedrooms
- Four bathrooms
- Four acres of land
- Extensive equestrian facilities
- Freehold
- EPC rating:
- Council Tax band: G

Services - We understand that mains water and electricity are connected. A septic tank a 9 person Clenviro Matrix Sewage Treatment Plant are in place. An annual service is recommended at an approximate cost of £357 for emptying and cleaning. The sewage treatment was installed in March 2023 and last cleaned in March 2024

Heating - Oil Central Heating

Terms - Local authority: Lichfield District Council

All viewings are strictly by prior appointment with agents Fine and Country.

Average Area Broadband Speed - Standard Broadband is available in the area. Please check with your provider.

Mobile Coverage - 4G & 5G Signal is available in the area. We advise that you check with your provider.

Planning - Planning is in place for a new housing development at nearby Curborough lakes and a notice regarding HS2 works has been received by the householder.

Title - There are easements and restrictive covenants on the title. Please speak with the agent for further information. There is currently a chancel repair defect insurance in place.

Website

For more information visit www.fineandcountry.co.uk/sutton-coldfield-and-lichfield-estate-agents

**CURBOROUGH GRANGE
LICHFIELD, WS13 8EJ**



CELLAR



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA	
MAIN HOUSE :	5589 SQ FT
OUTBUILDING :	636 SQ FT
GARAGE :	398 SQ FT
TOTAL AREA :	6623 SQ FT

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 12.07.2024







GARY DELANEY

Fine & Country Sutton Coldfield and Lichfield
T: 0121 272 6900 | M: 07736905002
email: gary.delaney@fineandcountry.com

Over 20 years' delivering and managing professional, award-winning and top-ranking property services.

My passion for the property industry has seen me establish several award-winning sales and lettings businesses in Warwickshire and Worcestershire, after a successful career working for large and small independent agencies as well as the corporate sector.

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country Sutton Coldfield and Lichfield
Tel: +44 (0) 121 272 6900
sutton@fineandcountry.com
46-48 Mere Green Road, Sutton Coldfield, West Midlands, B75 5BT

