



Star Croft
Gaia Lane | Lichfield | Staffordshire | WS13 7LW

FINE & COUNTRY

STAR CROFT



Star Croft is simply stunning, a rare signature period villa in the heart of the Cathedral City of Lichfield. Living here combines the architectural splendour of the Victorian period with the luxuries of contemporary living with beautiful grounds and an incredibly private setting being nestled in just over an acre of private mature grounds set behind a gated entrance



ACCOMMODATION

Ground Floor

The grand entrance hall of Star Croft sets the tone for the elegance and style found throughout this Victorian villa. Superbly positioned right in the heart of the cathedral city of Lichfield, Star Croft is an elegant Victorian villa that has been beautifully renovated by the current owners. The heart of the home is the expansive open-plan kitchen and day room, featuring pristine integrated Miele appliances, an AGA, a generous custom-fitted pantry, and a fully utilised wine cellar. The bi-fold doors open seamlessly to the south and west-facing terrace, creating an effortless indoor-outdoor flow, perfect for family gatherings and entertaining. The day room, adjacent to the kitchen, serves as a vibrant space for both family time and entertaining guests. The formal dining room, capable of seating twelve guests comfortably, is ideal for hosting dinner parties and bringing together family and friends in a luxurious setting. The drawing room features an original fireplace, and French doors leading to the terrace, offering a perfect setting for quiet relaxation or sophisticated entertaining.





SELLER INSIGHT

“As soon as you approach the house it really does speak for itself,” say the current owners of Starcroft, a rare signature period villa in the heart of the Cathedral City of Lichfield. “No one would guess what lies behind the gates. When we arrived at the house for the first time, it gave us goosebumps, and it still does. To this day, everyone who visits us here comes up the drive and simply says ‘wow!’ We were looking for a large private home with a mixture of old and new and a great entertaining space. This home offers all that and more – it is so unique and unlike anything else on the market.”

This is a characterful house with a rich history, combining the architectural splendour of the Victorian period with all the comforts of contemporary life, including underfloor heating, an integrated music system and a lift serving all floors. “The house originally belonged to two sisters, who resided here with their servants in Victorian times,” say the owners. “Then the Crawford family lived here throughout the 1970s and 80s, even hosting their daughter’s wedding here with a marquee on the croquet lawn. After that, the house sat empty for some years and was left to ruin, until the owners previous to us bought it at auction and restored the property to its former glory. After this extensive sympathetic renovation, we in turn decided to extend the outdoor area to create separate area for a pool table and jacuzzi. We also added bi fold doors and installed a huge projector screen outdoors so we can host al fresco cinema nights. We often sit in there of an evening, or when entertaining you can watch sports with family and friends. Inside, we created a make-up room through a concealed door opposite the master suite, and built two external office areas which are fantastic for working from home. In short, we came along and enhanced the house to make it the wonderful home it is today.”

“This has truly been a wonderful, happy home for us,” the owners continue, “from cosy family Christmases to summers spent outside in the stunning gardens. Our favourite room is the kitchen, which is the hub of the home, with bi-fold doors leading out onto the terrace to provide a spectacular indoor-outdoor entertaining area. We have hosted countless barbecues here, with music playing through the fantastic outdoor speaker system and theatre lighting lending drama to the trees as the evening sets in. Being south facing, the garden gets the sun for most of the day so is ideal for al fresco events. The house even comes with a bespoke marquee made to cover the croquet lawn for larger gatherings such as weddings or special birthdays. Moving on from here, we shall dearly miss the beautiful gardens and the tranquillity and privacy this home affords. It is so quiet here that the only sounds you hear are birdsong and cathedral bells.”

The local area has much to recommend it, too. “Lichfield is a wonderful place to live,” say the owners. “Living here, we are able to walk to our favourite restaurants or attend food festivals at Beacon Park; browse the great range of shops; or enjoy the many green areas of the city. Lichfield is full of history, too: we are literally a stone’s throw from the renowned cathedral. In the loft of the house, there is an elevated viewing area where you can see over Lichfield, so we always feel connected to the city, despite the peace and quiet we enjoy here.”*

* 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 first floor is home to the breathtaking principal suite, a true sanctuary featuring a spacious bedroom that flows into a luxurious dressing area and a large bathroom furnished with Fired Earth fittings. This suite offers a private and serene retreat for the homeowners. Adjacent to the suite is a practical Makeup room adorned with light and offering further fitted wardrobes. The second bedroom to the floor was previously used a cinema room and comes complete with a surround sound system which adds versatility to how the home is used as this room could easily be a further reception space or Gym. Bedroom 3 is conveniently located next to the master suite, and has access to a bright shower room across the corridor, providing comfortable accommodation for family or guests.

Second Floor

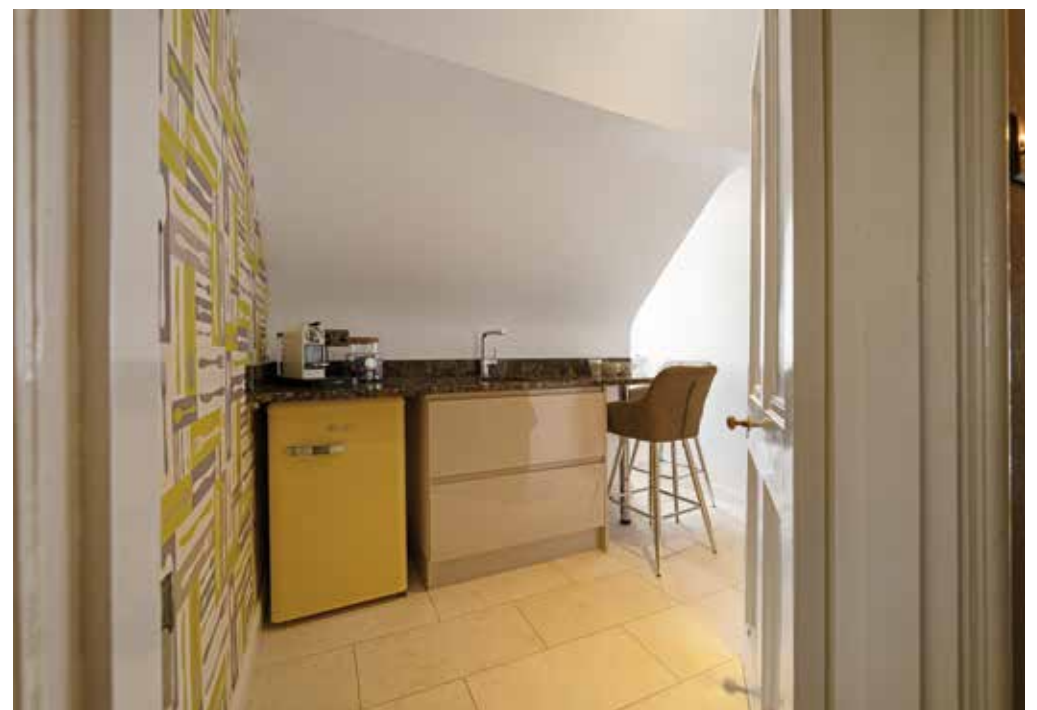
Accessed via the second staircase or the lift that traverses all floors, the top floor of Star Croft comprises four additional bedrooms and two bathrooms. Bedroom 4 has a large walk-in wardrobe and along with bedroom 5 shares a Jack & Jill bathroom, offering convenience and privacy. Bedroom 7 benefits from the adjacent 'Slipper' bathroom, which can serve as its en-suite. Each bedroom is generously sized, providing ample space for family members or guests. The thoughtful design ensures that every family member has their own private space while still feeling connected within the home and there is the added practicality of a kitchen on this floor for self-contained living.















OUTSIDE

The home is set behind private gates with a sweeping driveway leading to the front of this stunning home. The formal gardens of Star Croft measure at 1.07 acres in total and are meticulously maintained, thanks to a rainwater harvest tank and climate-controlled irrigation system, ensuring that the gardens remain lush and vibrant year-round. Nestled in the southeast corner of the garden is the bespoke Hartley Botanics glasshouse, a perfect spot for gardening enthusiasts. The gravel pathway meanders through the gardens, leading up to the west-facing terrace, elevated garden kitchen, and sheltered decking area. The outdoor garden room features a fire pit, lounge space, dining area, and pool table, offering numerous options for outdoor entertaining which can also be fully enclosed for all-year use and also includes a private room for a hot tub. The south and west-facing gardens, terrace, and decking area bathe in sunlight all day, creating a warm and inviting outdoor environment. Additionally, the property boasts two double garages and a carport, providing ample parking space for residents and guests. There is also a separate office space with room over which could easily be turned into an annexe facility for multi-generational living conveniently located off the main double garage, adjacent to the front entrance.



LOCATION

Star Croft is located in the conservation area of the City of Lichfield and you can see the beautiful Cathedral from the grounds. It is therefore a stone's throw away from this vibrant community and has so much to offer. There are a host of public houses and restaurants (including "Upstairs by Tom Shepherd complete with a Michelin Star rating. There is also Beacon Park spread over 70 acres with sporting facilities there are many nearby Golf Courses of high standard such as The Belfry. There are also some fantastic schools close by to the home including the highly regarded Lichfield Cathedral Independent School.

Lying in the West Midlands of England, Staffordshire is a picturesque county with rolling fields and farming lands for miles. Positioned in central England, Staffordshire borders Cheshire, Derbyshire, Leicestershire, Warwickshire, West Midlands, Worcestershire, and Shropshire. Famous for stunning views, ancient castles, and pottery, Staffordshire has history like no other county and with attractions such as Lichfield Cathedral, Uttoxeter racecourse, and Shugborough Hall, Staffordshire is as enlightening as it is beautiful.

The home is also a commuter dream with access to London Euston in a little over an hour from Lichfield Trent Valley Railway Station along with ease of access into Birmingham also.





Services, Utilities & Property Information

All mains services are connected to the home and the property is served by Ultrafast Broadband and 5G mobile coverage

There is an integrated music system and speaker serving both inside and outside

There is a lift to all floors

Tenure – Freehold

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. 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.

Local Authority: Lichfield Borough Council
Council Tax Band: H

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01332 973888 or contact Lee Armstrong on 07496 710557

Website

For more information visit F&C Microsite Address

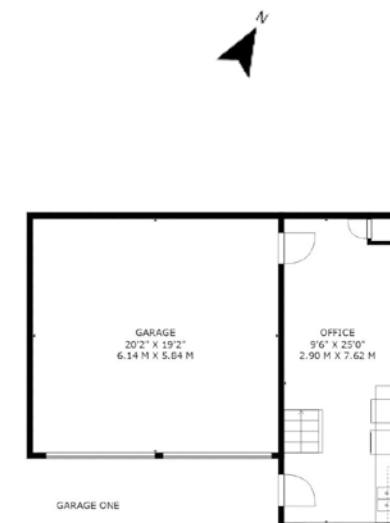
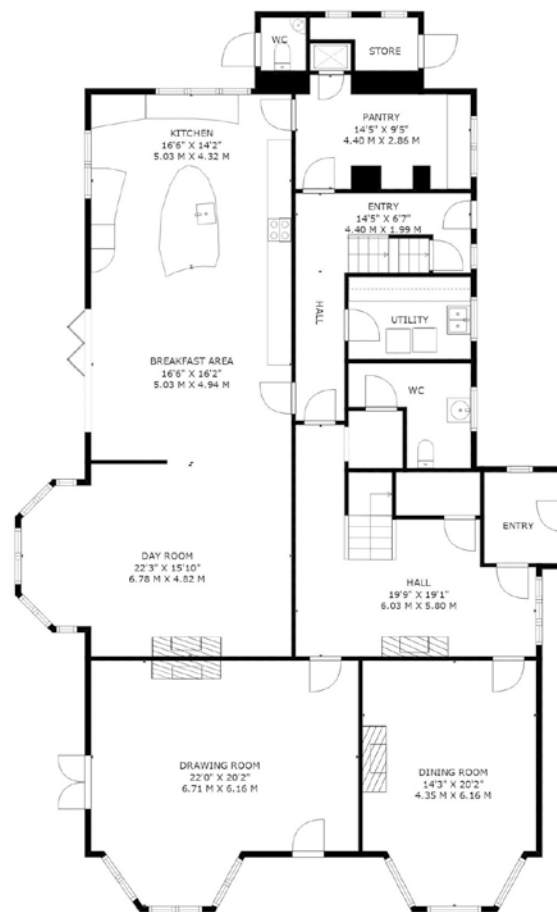
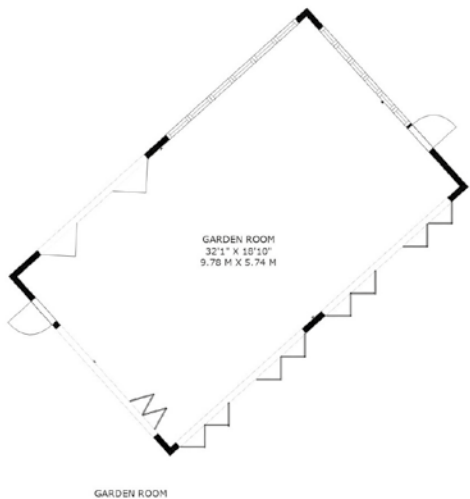
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





GROUND FLOOR

BASEMENT

GROSS INTERNAL AREA: 6853 sq ft, 637 m2

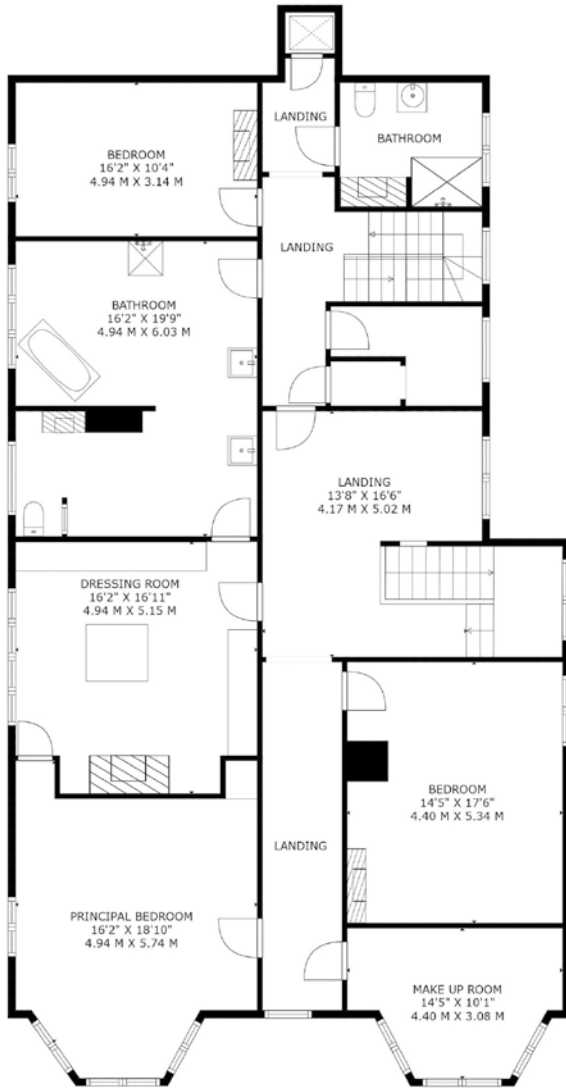
GARDEN ROOM: 603 sq ft, 56 m2

GARAGE ONE (INCLUDING SNUG): 498 sq ft, 46 m2

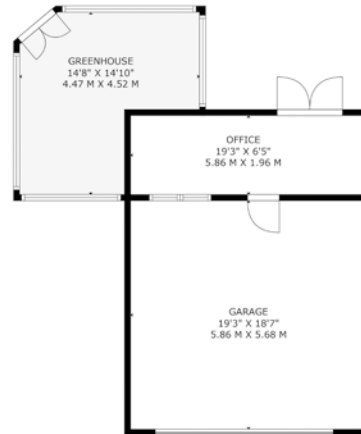
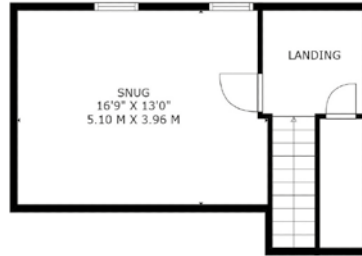
GARAGE TWO (INCLUDING OFFICE & GREENHOUSE): 885 sq ft, 83 m2

OVERALL TOTALS: 8839 sq ft, 818 m2

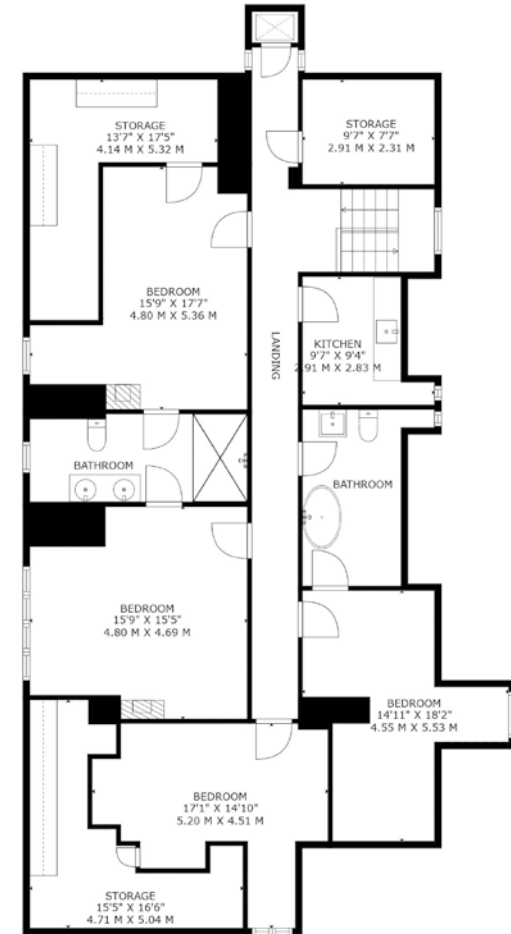
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



FIRST FLOOR



OUTBUILDINGS



SECOND FLOOR



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.

We value the little things that make a home



LEE ARMSTRONG MANAGING DIRECTOR

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I have over 24 years of experience within the property market across the East Midlands, and I hold both a BA(Hons) degree in Marketing, along with a Post Graduate Diploma in Surveying. I also hold the NAEA Technical Award along with being ARLA qualified.

I am the founding partner of Fine & Country in Derbyshire and I am proud to have developed the brand across the County to offer the highest standards of presentation, exposure and service within estate agency. The office has won prestigious international awards for its marketing and is the leading Estate Agent in the upper quartile for property transactions.

Living in Tutbury, East Staffordshire I specialise in areas such as Littleover and Mickleover where I previously lived for many years, stretching across to Repton and the villages off the A38 corridor, down to Yoxall, Barton under Needwood, Tutbury and all those nearby villages. I am proud to report that in 2021, across all of my exchanges I achieved 108% of the asking price. being self employed I work tirelessly to ensure my sellers get the best possible price for their homes.

Using the latest video marketing methods along with extensive exposure through social media, and with the backing of national marketing via Fine and Country the exposure on offer is unrivalled by the local competition.

This is all steered by my consultant level service and negotiation skills which means sellers and buyers can be guaranteed of getting the right and best information to enhance your experience of using Fine & Country.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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