



Pipe Hill House
Lichfield
Staffordshire



Pipe Hill House is ideally located for local amenities, commuter network and railway stations.

Within the character Cathedral city centre of Lichfield are a range of shops, cafes and restaurants, as well as Beacon Park, the scenic Stowe Pools and the historic medieval Cathedral itself.

The city is well placed for convenient travel along the A515, A38 and M6 Toll and there are two railway stations (Trent Valley and Lichfield City) both providing direct links to Crewe, Birmingham and London (in 80 minutes). Birmingham International and East Midlands Airports are also within convenient reach. Pipe Hill House is set within a superb school catchment area for state schools including King Edwards and The Friary as well as independent institutions including the Cathedral School and Abbots Bromley.



Lichfield 1.9 miles, M6 (Toll) 3.5 miles, Lichfield City Railway Station 2.3 miles, Cannock 9 miles, Tamworth 10 miles, Birmingham Airport/NEC 21 miles (all distances are approximate)

Pipe Hill House

Over the last 300 years, Pipe Hill House has been owned by only eight families. It is set in approximately 6.88 acres and is less than 2 miles from the centre of Lichfield.

Pipe Hill House combines a wealth of architectural history and story. This early 18th century house is built of red brick with stone quoins and a flush stone band at first floor level and a plinth. It has a hipped tile roof, massive side stacks with two and three diagonally set shafts above eaves level. The house is built on an almost square plan, giving it the wonderful symmetry it enjoys.

Pipe Hill House was completely refurbished by the current owners and had slipped into a state of disrepair at the time of their purchase. The house has been lovingly restored and provides flowing, elegant living accommodation with many period features retained throughout.

On entering this handsome home the front door opens to a bright reception hall with separate, inner porch, perfect for taking off wet outerwear and muddy shoes.

Doors radiate from the reception hall and inner hall, providing access to all of the principal reception rooms. The inner hall has useful access from the side of the house to the rear gardens and there is a well fitted guest cloak room/WC.

The elegant drawing room sits at the front of the house. Two full height, shuttered windows flood the room with light and provide lovely views over the front aspect. The high ceilings create a real sense of space and the open fireplace provides a central focal point.

The sitting room, accessed from the inner hallway and also located at the front of the house with two full height shuttered windows and a simple yet unique wooden fire surround with mantle, which creates a lovely point of interest.

The garden room is a delightful and relaxing space with full height French doors providing access and views to the rear patio and gardens. The log burning stove provides warmth and comfort on the colder winter evenings.

The dining room can be accessed from the main reception hall and the inner hall. This room would have been the original kitchen for this large, glorious house. The original quarry tiled floor is a real treat and combined with the inglenook fireplace with eye catching bressummer beam over, would have also been home to the bread oven and large open fire.





Two windows flood the dining room with natural light and an oversized door with step down opens to a small store area, flowing down further stairs to the original cold room and storage. The cellars are divided in to two compartments and house the home gym and wine store.

From the inner hallway a door leads out to one of the two courtyards at Pipe Hill House where the air-conditioned home office can be accessed. This courtyard has its own vehicular access from the main drive providing parking for business meetings.

The stunning kitchen/breakfast room is perfect for modern family life and is connected to the main house by the glazed cube breakfast room. This space is flooded with natural light and invites the gardens indoors, the views are fabulous.

The superbly fitted kitchen with double height ceiling, dual aspect views and skylight has a great range of high gloss floor mounted units with contrasting black granite work surfaces over. There is a floor to ceiling bank of wall mounted cupboards creating an un-cluttered space. The gorgeous black Aga sits in a recessed chimney breast.

A separate utility room with double Belfast style sink provides further storage and a door leads outside.







The beautiful kitchen is located in the converted old laundry.



A turning staircase from the main reception hall leads to the first-floor landing area. A window over the stairs provides ample light and lovely views of the gardens. All of the double bedrooms have the benefit of en suite bath or shower rooms and all of the first-floor rooms have lovely original fireplaces.

The principal bedroom suite is stunning. A relaxing light space with two large windows overlooking the driveway and onwards over rolling countryside. A large bank of fitted wardrobes provides ample storage space. There are two well fitted en suite bathrooms one with double walk in shower and a separate bath, and one with a double walk in shower.

Bedroom two has a lovely feature arched recess and a dual aspect. Bedroom three, with two large windows enjoys views to the front of the house and the rolling countryside beyond.

There is a fourth, smaller room to this floor that would make a perfect, smaller study, hobby or crafts room.

Rising to the second-floor landing area bedrooms four and five have superbly interesting ceilings. Both, large rooms have the benefit of excellently fitted en suite bathrooms with separate walk in showers.







All of the bedrooms have en suite bathrooms.







Gardens and grounds

The land at Pipe Hill House totals approximately 6.88 acres and is idyllic and tranquil. A combination of lovely formal gardens for relaxing in the summertime sunshine, a large lower lawn which would be perfect for a tennis court or croquet lawn and mature woodland for tranquil exploration. The productive vegetable garden has raised beds for year around vegetable planting and a paddock which is currently sown to wild meadow but would be ideal for three to four horses.

There is a large garage with mezzanine storage space in the converted Dutch barn to the rear of the property. The barn looks over the paddock and would easily convert back to a barn and stables if needs required.

Planning permission

Permission is granted for the erection of an additional, separate garage block and garden store. The footings have been completed.

Full property address

Pipe Hill House, Walsall Road, Pipehill, Lichfield, Staffordshire, WS13 8JU

Services

Mains water, electricity, gas. Private drainage.

Local Authority

Lichfield District Council: 01543 308000

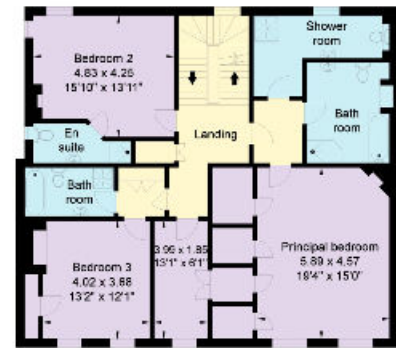
Band: G



Glorious gardens and grounds.







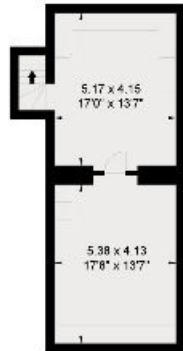
First Floor



Second Floor



Ground Floor

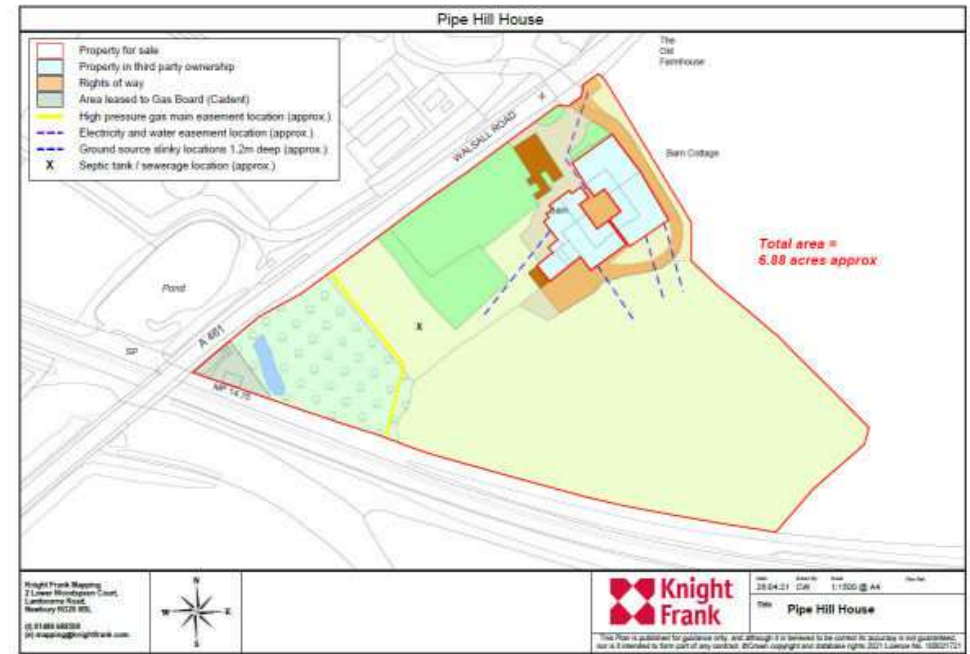


Cellar

APPROXIMATE GROSS INTERNAL FLOOR AREA:
 House: 466 sq m (5,013 sq ft)
 Office: 16 sq m (177 sq ft)
 Dutch Barn: 40 sq m (426 sq ft)
 Total: 522 sq m (5,616 sq ft)



Not shown in actual location / orientation



Knight Frank
 Birmingham
 1 Colmore Row
 Birmingham
 B3 2BJ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more.

Sarah Briggs
 0121 233 6400
sarah.briggs@knightfrank.com



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