



Weeford House Farm, Church Hill, Weeford, Lichfield

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## Weeford House Farm, Church Hill, Weeford, Lichfield, Staffordshire **WS14 0PW**

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A superbly presented family home in beautiful landscaped gardens extending to 2.23 acres and enjoying a delightful rural setting.



**Guide price:** £1,595,000

**Tenure:** Freehold

**Local authority:** Lichfield District Council

**Council tax band:** G









## Location

Weeford House Farm is a superb family home situated in the pretty rural village of Weeford. The village is mentioned in the Domesday Book and has the attractive Church of St Mary and the popular School House Restaurant offering stylish dining with fresh local and regional produce.

Weeford is centrally placed between the Cathedral City of Lichfield, the Royal Town of Sutton Coldfield and Tamworth, all offering excellent shopping, entertainment and schooling. Lichfield Cathedral School and King Edwards School are located around 5 miles away. Other independent schools within the region include Denstone College and Repton School. Leisure facilities closeby include the world famous Belfry Golf Centre, Drayton Manor Theme Park, and the Snowdome. Less than a mile from the property are stables offering riding opportunities.

Weeford has access to excellent transport links nearby offering fast commuting to many of the Midland's commercial centres and the national motorway network. There are also a number of local train stations near to the property and Birmingham Airport is 16.6 miles away.

## Weeford House Farm

Believed to date back to the 1600s and has been extended over the years with the current owners enhancing and updating the property over the last 18 years. It also benefits from a separate detached barn offering further accommodation and beautiful landscaped gardens including terraces, ornamental pond, bog garden, orchard and large natural stocked pool.

Entry to the property is gained via electric gates into a large gravelled drive with parking for several vehicles. The accommodation is set over four floors and offers elegantly appointed accommodation perfect for modern day living.

From the welcoming reception hallway doors radiate to the principal reception rooms. The super mixed slate floor adds character and there is under floor heating.







The sitting room overlooks the front of the property and features a brick inglenook fireplace with multi-fuel stove and exposed beams to the ceiling.

The family room enjoys a triple aspect the space is flooded with natural light and delightful views over the landscaped garden. French doors open to a decked patio area. There is a large sandstone fireplace adding a further focal point.

The study is a quiet space perfect for home working. Also enjoying a triple aspect this would also make a superb artist studio or hobby room.

The beautiful conservatory with fully glazed roof is the perfect location to enjoy the gardens all year round. The self-cleaning glass allows for ease of maintenance and two sets of French doors allow the space to be opened up to the garden to enjoy the warmer months.

The dining room has an impressive inglenook fireplace and history as it is believed to have incorporated a priest's escape hole to the cellar and outside. Access to wine cellars is reached from the hallway.







The large family kitchen connects to the dining room and was custom designed by Miele. It is a modern room with an oil-fired Aga providing an element of tradition. There are wall and base mounted units with Silestone work surfaces over. There is a good range of integrated Miele appliances.

To the rear of the kitchen is a comfortable breakfast space for less formal dining with bifold doors giving access to the glorious outdoor dining and entertaining areas.



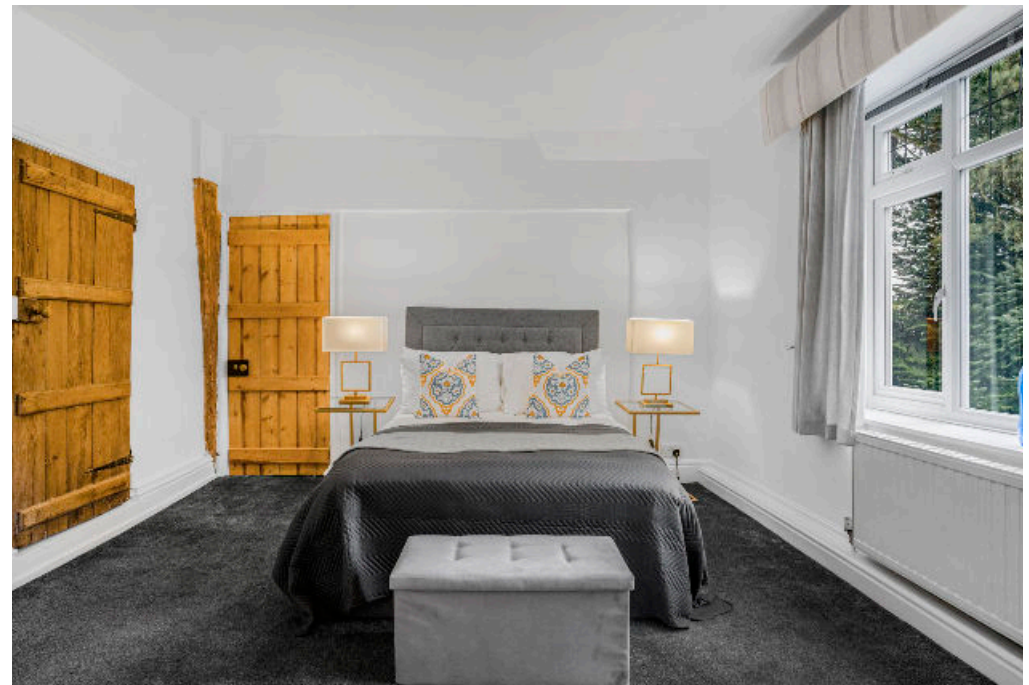


## Upstairs

The first floor offers a relaxing principal bedroom suite including a superb covered balcony area with heating which overlooks the gardens. There is a separate walk in wardrobe and an impressive en suite bathroom with a walk in waterfall shower and a separate roll top bath.

There are three more good sized bedrooms all with en suite facilities and a family bathroom.

The second floor can be accessed via two separate staircases and comprises of a bedroom/sitting room and a bedroom with a bathroom and a cinema room incorporating a Bose Wave sound system which is wired through other parts the house.





## The Barn Annexe

Situated in the far north eastern corner of the garden and contained within its own walled and stoned courtyard garden. It offers private and serene guest accommodation.

Comprising a superb vaulted sitting room with full length windows, a kitchen, two bedrooms (one on ground floor) and a wet room.

This could suit a number of purposes including independent living for a relative, guest accommodation or a home office. Immediately outside the barn is a walled garden and courtyard.

## Gardens

This wonderful home is surrounded by gardens which have been well planned and beautifully landscaped. There are several interesting features including an oriental inspired Koi Carp pond with bridges, a clematis pergola, an orchard within sweeping lawns, a further natural stocked pool and an excellent vegetable garden with greenhouse.

The property also benefits from a large decked leisure area with a covered hot tub, sound system, ample seating, a dining area with electrically controlled awning and another gazebo dining area overlooking the pond.

To the side of the property is a three-car garage with a workshop and useful boarded storage area above. Behind the garage there is an enclosed pen which would be perfect for dogs or chickens.

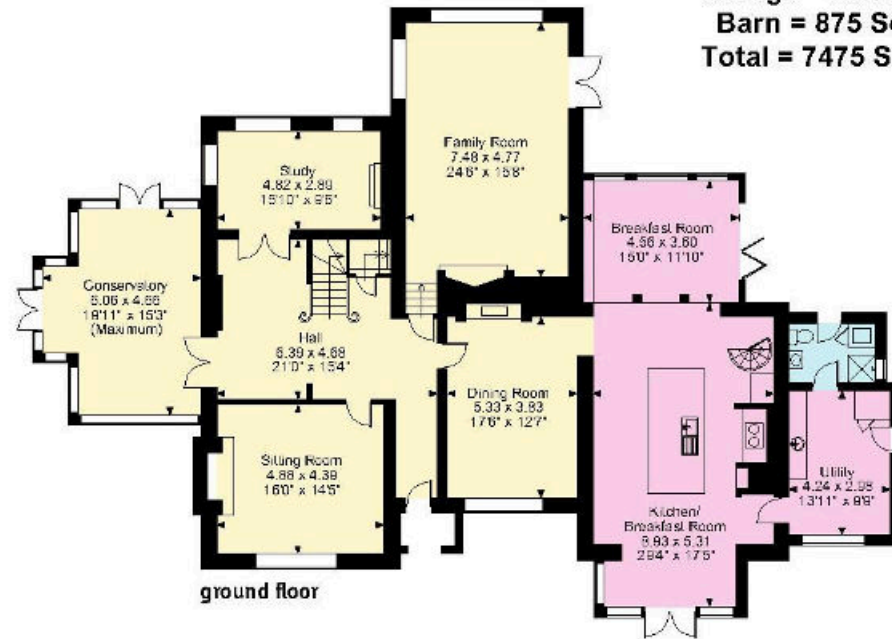
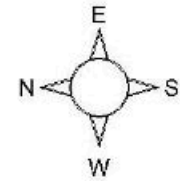




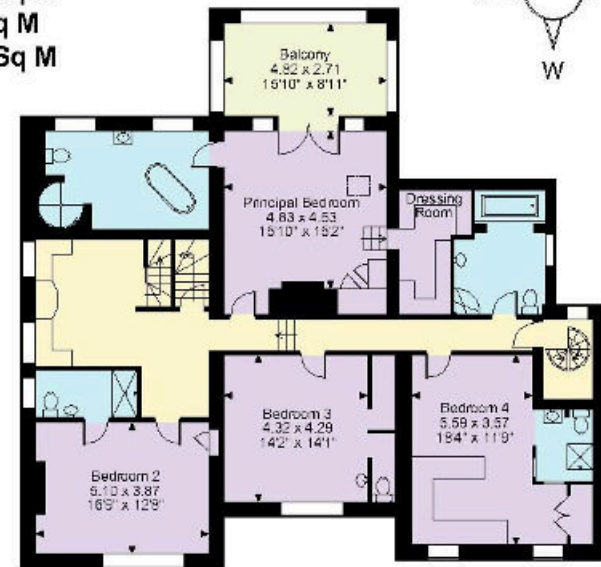




**Church Hill, Lichfield**  
**Approximate Gross Internal Area**  
**Main House = 5600 Sq Ft/520 Sq M**  
**Cellar = 405 Sq Ft/38 Sq M**  
**Garage = 595 Sq Ft/56 Sq M**  
**Barn = 875 Sq Ft/81 Sq M**  
**Total = 7475 Sq Ft/695 Sq M**



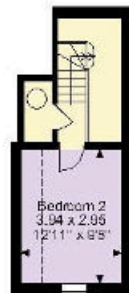
ground floor



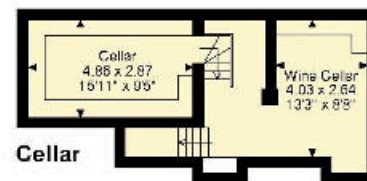
First Floor



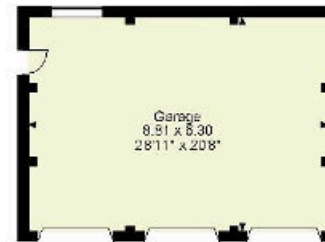
Barn Ground Floor



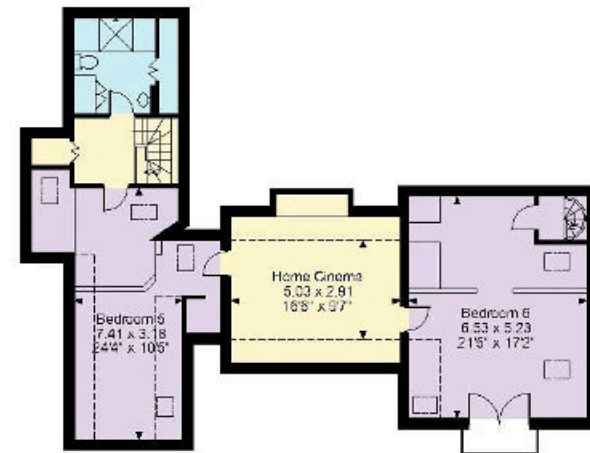
Barn First Floor



Cellar



Garage



Second Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

▭ Denotes restricted head height









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I would be delighted to tell you more

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Particulars dated June 2024. Photographs and videos dated March 2024.

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