



£650,000

4 Bedroom Character Property for sale

3 The Courtyard Fisherwick Wood Lane, Fisherwick Wood, Lichfield



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SALES AND LETTINGS



## Overview

Experience the epitome of refined country living at this exceptional Georgian Mews House, where history meets modern luxury in a truly enchanting setting.



## Key Features

- Elegant Georgian Mews House
- Opulent Charm & Character
- Grand Reception Hall & Cloakroom
- Stunning Sitting Room With Garden Views
- Three First Floor Bedrooms & Two Bathrooms
- Second Floor Bedroom Suite
- Delightful Private Setting amidst Woodland & Lakes
- Private Courtyard Garden, Double Garage & Parking
- Estate Management Fee £80pcm









Welcome to an extraordinary residence - a Grade II listed Georgian Mews House nestled within the exclusive rural community of Fisherwick Hall. Transformed with meticulous attention to detail in the early 90s, this home exudes opulence with unique features and elegant twists throughout. Positioned on a corner plot, it boasts flawlessly designed gardens and enchanting woodland, creating a truly idyllic retreat.

Set within the picturesque grounds of the former Fisherwick Hall, amidst historic woodlands and lakes belonging to the private Fisherwick Fishing Club, The Courtyard offers a serene sanctuary for wildlife enthusiasts and nature lovers. Explore the surrounding public footpaths and discover fascinating artifacts reclaimed from the Capability Brown designed Fisherwick Hall, adding a touch of intrigue to your daily walks.

Spanning 2,037 sq.ft across three floors, this residence seamlessly blends historic charm with contemporary living.



The ground floor welcomes you with a grand reception hallway, featuring a double-height arched window and an impressive staircase. The spacious sitting/dining room boasts a stone fireplace and panoramic woodland views, while the kitchen diner offers bespoke units and granite work surfaces.

Upstairs, the first floor hosts three bedrooms, including a principal suite with a walk-in wardrobe and en suite, as well as a family bathroom. Ascend to the second floor to discover a versatile loft conversion, currently serving as a guest suite and children's play area.

Outside, allocated courtyard parking and communal gardens greet you at the front, while a 'drive-through' tandem garage provides convenience. The rear courtyard garden, accessed from the sitting room, leads to secluded areas surrounded by lush lawns and woodland.

Located just minutes from the charming village of Whittington and the Cathedral City of Lichfield, amenities and leisure facilities are within easy reach. Commuters will appreciate the proximity to the A38 and rail links to Birmingham and London, with Birmingham and Manchester International Airports just a short drive away.

#### Ground Floor -

Dining Hallway - Such a grand entrance to this delightful home - accessed via timber front door surrounded by a double height arched window with an impressive return staircase rising to the first floor, high ceilings, ornate cornice and a tiled floor.

Cloakroom - A white suite comprising a low level flush wc and a pedestal wash basin.

Sitting/Dining Room - Another impressively grand, double aspect room, with window to the rear aspect offering pleasant woodland views and glazed doors to the side giving access to the walled garden. There is a large stone fireplace with raised hearth and a coal effect living flame fire, high ceilings with ornate cornice and a picture rail.

Kitchen Diner - Another delightfully bright room boasting a further double height arched window to the front aspect and offering a selection of bespoke wall and floor and dresser units with a granite worksurface incorporating a single bowl sink and drainer unit, induction hob with electric double oven below, dishwasher and space for American fridge freezer.

#### First Floor -

Landing - Window to the rear aspect with a pleasant woodland outlook, loft access and an airing cupboard.

Principal Bedroom Suite - A beautifully presented room with a window to the side aspect with a stunning outlook, walk in wardrobe and Amtico flooring.

En Suite - Having a modern white suite comprising a walk in shower, low level flush wc and a pedestal wash basin.

Family Bathroom - Another high quality suite comprising a claw footed roll top bath, corner shower cubicle, pedestal wash basin and a low level flush wc.

Bedroom Three – A spacious room with a window to the front aspect and stripped and polished floorboards.

Bedroom Four – With a window to the front aspect and stripped and polished floorboards.

#### Second Floor -

Bedroom Suite - Such a wonderful space has been created from a clever loft conversion with stairs leading up from the first floor landing ascending directly in to the room itself. With an exposed oak frame, eaves storage, Velux windows to the rear aspect and recessed lighting the space offers a multitude of uses. It is currently used as a guest suite with a children's play area complete with Sky TV.

#### Outside -

Fore - Allocated courtyard parking and neat communal gardens.

Garage & Parking - A 'drive through' tandem garage with up and over doors to both aspects, power and lighting.

Rear & Side – A delightful courtyard garden overlooks the front of the property. A beautiful walled garden is immediately accessed from the sitting room and steps lead down to two secluded areas surrounded by a glorious open lawned area and woodland aspect.

# Floorplans

GROUND FLOOR  
2022 sq ft. (186.0 sq m.) approx.



1ST FLOOR  
728 sq ft. (66.7 sq m.) approx.



2ND FLOOR  
615 sq ft. (56.7 sq m.) approx.



TOTAL FLOOR AREA : 2365 sq.ft. (219.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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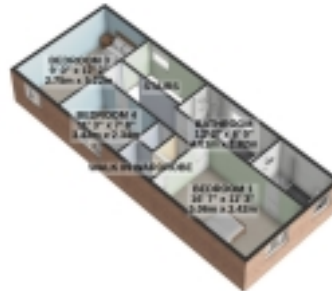


# Floorplans

GROUND FLOOR  
1022 sq.ft. (95.0 sq.m.) approx.



1ST FLOOR  
718 sq.ft. (66.7 sq.m.) approx.

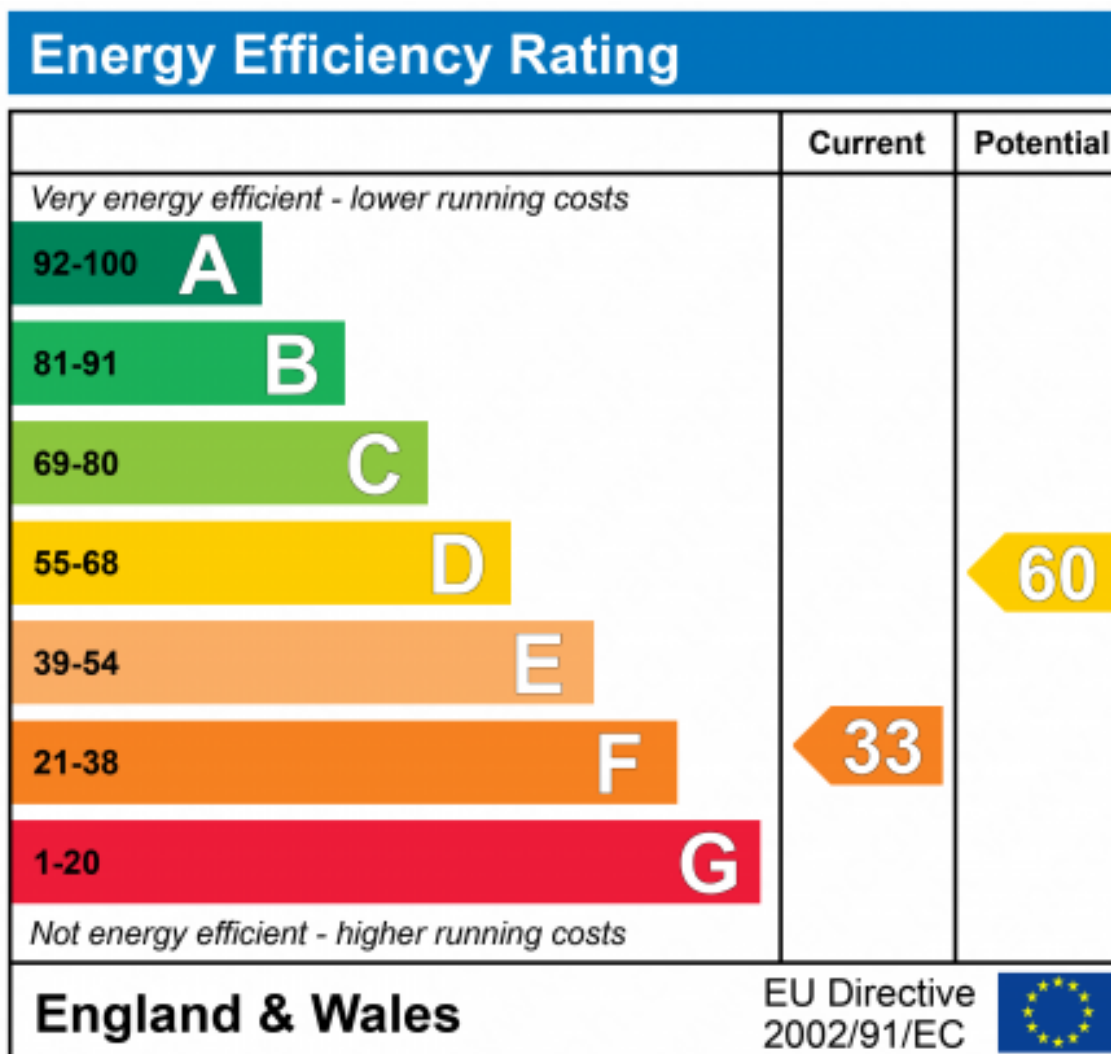


2ND FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 2365 sq.ft. (219.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Marketed by EweMove Barton-Under-Needwood

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