



LYNN LANE HOUSE, LYNN LANE

SHENSTONE, LICHFIELD - OFFERS OVER £1,250,000

chosen



Why this home is Chosen...

Set well back from the road and behind electronic gates and approached via a sweeping gravel driveway is Lynn Lane House. An impressive Georgian property with beautiful views, and just a 2 minute drive into Shenstone Village, which was recently voted one of the most desirable places to live in Great Britain. The main house comprises of 6 spacious bedrooms, 5 modern bathrooms and 3 reception rooms.

Beautiful Georgian property

Stunning Countryside views

Six large bedrooms

Ground floor bedroom with independent access (potential for annex or work space)

Five bathrooms

Large elegant reception rooms

Beautiful kitchen with conservatory

Fantastic bar/entertaining area in the garden

Did we mention the fantastic location?



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Modern Living

The light welcoming reception hall leads you into the grand main reception room, featuring high ceilings and traditional coving in keeping with a period property. The two large bay windows allow the natural light to flood through and have views to the front of the property. There is a lovely feature stone fireplace with welcoming log burning stove for those colder evenings. The second reception room is opposite and has a feature fire place with decorative tiled surround and an open fireplace, and again features a low bay window which looks out to the front of the property. The well-equipped kitchen offers a perfect blend of traditional and contemporary design elements, with painted cabinets, quartz worktops and a feature 4 oven aga. Off the kitchen is the large conservatory, which is currently used as a fabulous dining area with stunning views and access to the wonderful gardens and outside bar which is fully equipped and perfect for entertaining family and friends.

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Countryside Location

On the ground floor there is a double bedroom with walk in wardrobe.(There is separate access to this room making it ideal as a separate annex or it could be a self contained work space.) a large bathroom with shower and a good sized utility room.

A beautiful Oak staircase takes you to the first floor where there is a spacious landing area and five further bedrooms. The principle bedroom has a boutique hotel feel with a large dressing room, fitted wardrobes, and a feature freestanding bath plus a separate en suite shower room. There are four further bedrooms, two with ensuite and a large family bathroom.

Externally, the property is set on a substantial plot of land with beautifully landscaped gardens, a water feature, and mature trees. The sweeping driveway leads to a double garage and ample off-street parking.

Located in the picturesque village of Shenstone near Lichfield, this property offers the best of both worlds- peace and tranquility in a rural setting while being conveniently located close to the village center and train station.

With its impressive size and tasteful decor, this property is perfect for those who are looking for a spacious family home with ample space for entertaining and relaxing.

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Lynn Lane House, WS14 0EN

Approximate Gross Internal Area = 355.9 sq m / 3831 sq ft

Garages & Bar = 68.6 sq m / 738 sq ft

Total = 424.5 sq m / 4569 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID970705)

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Enquiries

Lynn Lane House Lynn Lane is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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