



# Plot 1 Edial House Farm

Lichfield Road, Edial, Lichfield, Staffordshire, WS7 0HT



**MARK BENTLEY**  
ESTATE AGENT





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*A stunning 4 bedroom 3 bathroom contemporary detached barn conversion with impressive reception hall and landing, 28' lounge/dining room with central fireplace, fully fitted kitchen, study, utility room, guest cloakroom, garage, parking for numerous cars and south facing rear garden with large patio and panoramic views over open fields and countryside.*

This superb 4 bedroom 3 bathroom contemporary detached barn conversion is one of three super barn conversions in this select development by well respected local developers Arcadia Land in the hamlet of Edial enjoying panoramic views over open fields and countryside.

Edial House Farm is one mile from local shops at Burntwood and 3 miles from the Cathedral City of Lichfield a thriving City with many historical connections including the Cathedral, Poet & Physician Erasmus Darwin, (Grandfather of Charles Darwin) and the birthplace of Dr Samuel Johnson.

Lichfield boasts a wealth of amenities including shops, restaurants, cafés and leisure facilities and enjoys an active social calendar including the annual Lichfield Festival, Medieval Market and Lichfield Literary Festival and many other events.

The Lichfield Garrick Theatre offers a wide range of entertainment including both local and national touring productions.

There is also excellent schooling within Lichfield and the surrounding area including numerous primary schools, Lichfield Cathedral School, King Edwards 6<sup>th</sup> Secondary School, The Friary, Sutton Coldfield Girls Grammar School and Bishop Vesey Grammar School in Sutton Coldfield, Repton and Denstone College.

Cannock Chase is only a short drive away, as is the A5 and M6 Toll.







**Plot 1, Edial House Farm comprises:**

Note: Plot 1 is warmed by gas fired central heating - underfloor heating on the ground floor and radiators and heated towel rails on the first floor.

Foregarden Gravel & block paving providing parking space for numerous cars.

**GROUND FLOOR**

Stunning Reception Hall 5.47m x 4m Feature full height windows inset with glazed entrance door, engineered wood flooring, window overlooking the rear garden, contemporary glazed sliding door to the kitchen, open access to lounge/dining room, feature staircase to the first floor and lobby off leading to the guest cloakroom, cloaks cupboard and bedroom 3.

Guest Cloakroom WC and wash basin set on fitted vanity unit with drawer under.

Super Lounge/Dining Room 8.63m x 5.81m Feature central fireplace with log burner, full length windows with sliding doors overlooking and accessing the large patio, south facing garden and countryside views, open access to the reception hall and to the well fitted kitchen.

Well fitted Kitchen 5.33m x 3.89m Excellent range of fitted base cupboard & drawers with light work surfaces, white ceramic double sink with swan neck mixer tap over, two Bosch dishwashers, matching wall cupboards and full height cupboards housing fridge freezer, two Siemens ovens and Siemens microwave, matching central island with cupboards and large worktop with built in electric ceramic hob. There is a window overlooking the front, glass sliding door to the hall, open access to the Lounge/Dining Room and door to:

Utility Room 2.94m x 2.34m max Fitted work surface inset with stainless steel sink unit with swan neck mixer tap over, cupboard under, space for washing machine and tumble dryer, full height unit housing a large freezer, window overlooking the private courtyard and doors to the study and garage.

Study 3.33m x 2.93m max having a window facing the front.

Garage 5.48m x 3.21m Central heating boiler, hot water cylinder, double entrance doors and door to private courtyard.







Approached from the lobby off the reception hall is:

Bedroom 3 5.34m x 2.88m Glazed double doors to the rear garden.

Dressing Area 2.18m x 1.94m with wardrobe off and door to:

En-Suite Shower Room 2.95m x 1.48m Walk in shower, wash basin set in vanity unit with drawers under and fitted mirror over, WC, wall mounted toiletries cabinet and heated towel rail.

## FIRST FLOOR

Large Feature Landing Ample space for seating, balustrade overlooking the stairs, hall below and front, full width windows overlooking the rear patio and garden and doors to the three first floor bedrooms and shower room.

Bedroom 1/Principal bedroom Suite 5.40m x 3.90m Window facing front, two small feature windows facing rear and opening to:

Large Dressing Room 5.40m max x 2.94m with door to:

Large En-Suite Bathroom 5.40m max x 3.34m Free standing bath with toiletries alcove over, large walk in shower, wash basin set on vanity unit, WC, heated towel rail and Velux window.

Approached from the lobby off the landing are:

Bedroom 2 5.40m x 2.93m Window with double opening doors.

Bedroom 4 /Nursery 2.99m x 2.48m Window overlooking the reception hall.

Shower Room 2.96m x 1.47m Walk in shower, wash basin set in vanity unit with drawers under and mirror over, WC and heated towel rail.

## OUTSIDE

South Facing Rear Garden Large patio, large lawn, brick boundary wall, boundary fencing to side, rear post and rail fencing and extensive views over open countryside.

Additional private courtyard

## GENERAL INFORMATION

Tenure: Freehold

Council Tax Band : Estimated G (to be confirmed)

EPC: Estimated Band C (to be confirmed).

Services Mains Water, Sewerage and Electric plus LPG.

Broadband Superfast and Ultrafast broadband is available in this location.

Viewing To view this stunning barn conversion call **0121 353 6212** or **07768 035065** or email: **mark.bentley@exp.uk.com**









GROUND FLOOR  
1680 sq.ft. (156.1 sq.m.) approx.



1ST FLOOR  
1152 sq.ft. (107.0 sq.m.) approx.



TOTAL FLOOR AREA : 2831 sq.ft. (263.0 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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