



Edial House Farm Lichfield Road Edial, Burntwood, WS7 0HT

A Breathtaking Barn Conversion, with an Exceptionally High Standard of Finish, benefitting from Panoramic Countryside Views

Nestled between Burntwood and Lichfield, this exquisite NEWLY CONVERTED DETACHED BARN offers approximately 2,900 sq ft of refined living, set against a backdrop of ROLLING COUNTRYSIDE with FAR REACHING VIEWS to Hammerwich church spire.

Designed to impress, the expansive OPEN PLAN LAYOUT centres around a striking DUAL ASPECT fireplace with log burner, flowing effortlessly into a BESPOKE KITCHEN with quartz worktops and premium appliances. FULL-WIDTH SLIDING GLASS DOORS invite the outdoors in, creating a seamless connection to the landscaped garden and entertaining terrace.

The ground floor features a beautifully appointed guest suite with dressing room and en-suite, a dedicated study, utility room, and generous reception zones. Upstairs, the PRINCIPAL

Guide price £1,195,000

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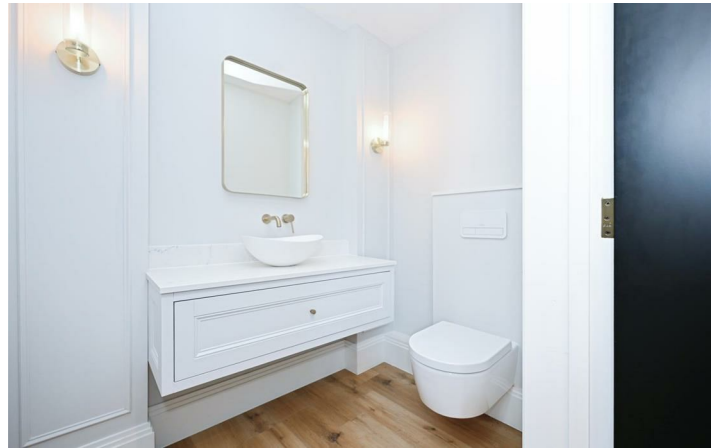


- Luxurious 2,900 sq ft detached barn conversion
- Designer kitchen with quartz worktops and premium finishes
- Landscaped gardens, gravel courtyard, and ample parking
- Amazing and Unique Turnkey Opportunity
- Uninterrupted countryside views through full-width glazed doors
- Opulent principal suite with dressing room and en-suite
- Detached garage and ICW 10-year warranty
- Elegant open-plan living with central fireplace and log burner
- Guest suite, two further bedrooms, and home office
- Private setting on rural fringe between Lichfield and Burntwood

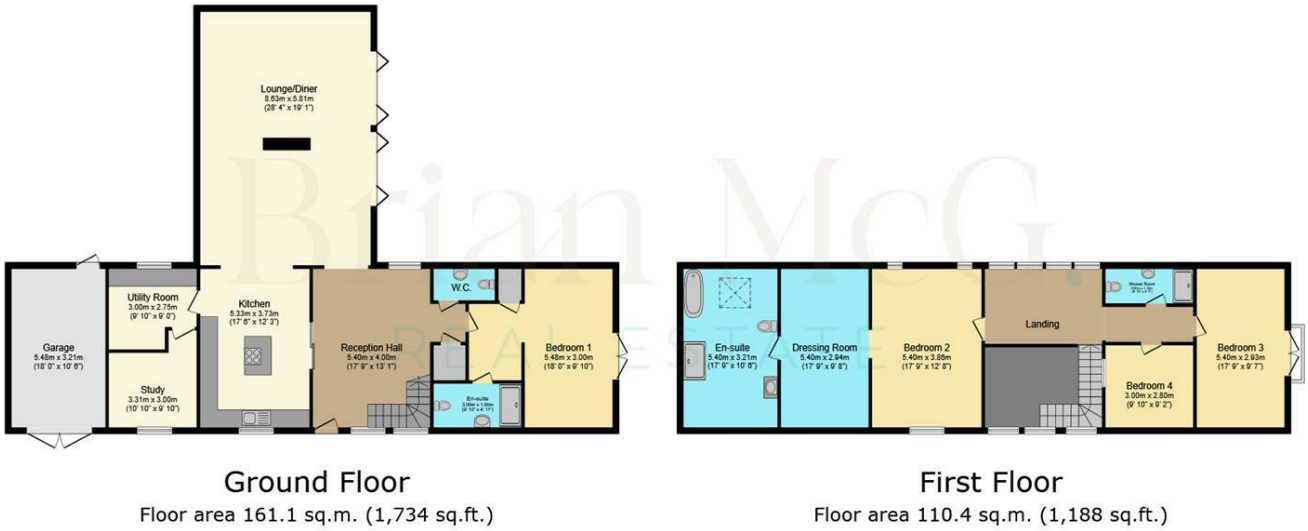
Entrance Hall	En-Suite	9'10" x 9'2" (3.00 x 2.80)
17'8" x 13'1" (5.40 x 4.00)	9'10" x 4'11" (3.00 x 1.50)	
Lounge/Diner	Bedroom One	
28'3" x 19'0" (8.63 x 5.81)	17'8" x 12'7" (5.40 x 3.86)	
Kitchen	Dressing Room	
17'5" x 12'2" (5.33 x 3.73)	17'8" x 9'7" (5.40 x 2.94)	
Utility Room	En-Suite	
9'10" x 9'0" (3.00 x 2.75)	17'8" x 10'6" (5.40 x 3.21)	
Guest WC	Galleried Landing	
Study	Bedroom Three	
10'10" x 9'10" (3.31 x 3.00)	17'8" x 9'7" (5.40 x 2.93)	
Bedroom Two	Shower Room	
17'11" x 9'10" (5.48 x 3.00)	10'9" x 3'9" (3.30 x 1.15)	
	Bedroom Four	



Directions



Floor Plan



Total floor area: 271.5 sq.m. (2,922 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	