

# Netherstowe House

Netherstowe Lane, Lichfield, WS13 6AY - Freehold Price £1,495,000



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## KEY INVESTMENT HIGHLIGHTS

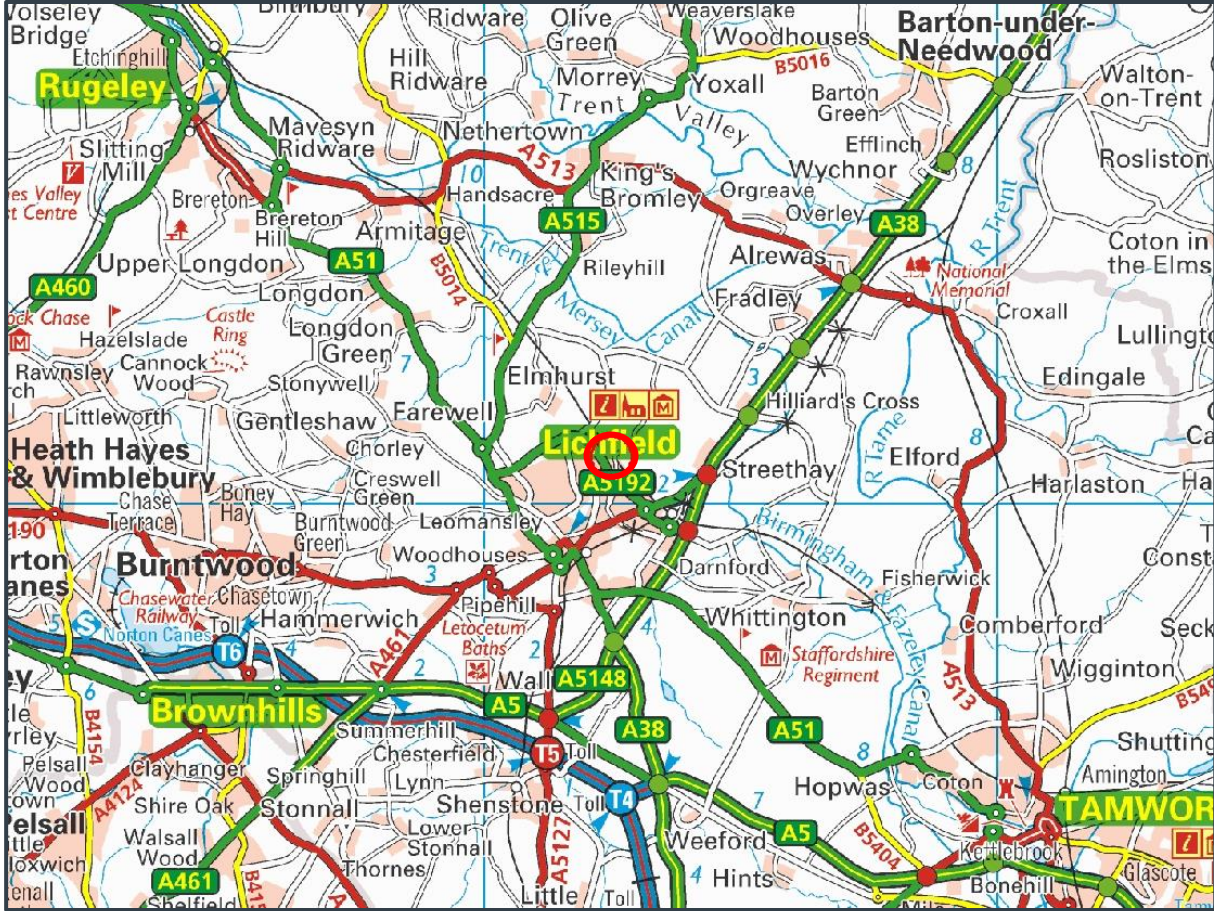
- Former award winning hotel
- Grade II Listed
- 10 en suite letting rooms

- Within circa 1.5 miles of Lichfield city centre
- Spacious and versatile public areas
- Scope and further potential. EPC Exempt

LOCATION

what3words: ///zone.hatch.apply

Lichfield City Centre c. 1.5 miles, Tamworth 8.4 miles, Cannock Chase AONB 10 miles, Birmingham City Centre 20 miles, Birmingham Airport 21 miles.



## DESCRIPTION

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A former historic mill and more recently an award-winning hotel, Netherstowe House received recognition from the Good Hotel Guide, Sawday's Special Places to Stay, AA and Michelin Guide et al as well as accolades from Taste of Staffordshire including but not limited to Restaurant of the Year, Brasserie of the Year, and the Service Science Award so it had an excellent reputation. Constructed mostly of red brick, this Grade II Listed property stands bold within its plot of just under one acre and is within striking distance of the city centre. Offering the opportunity for ten bedrooms and large, spacious public areas, this former hotel is abundant with character, from solid wood floors, exposed beams and wood panelling.

Being sold as a whole or in two lots, Netherstowe House is a versatile opportunity for an incoming buyer to utilise the building as a Boutique Hotel, Luxury Guesthouse or B&B. The property is also a fabulous Investment opportunity or it could even be a delightful Private Residence. The opportunity has arisen to either buy the whole or either the North or South side.





## INTERNAL DETAILS

Entry is via an attractive glazed entrance porch and into a spacious and impressive entrance hall laid with solid wood flooring, the principle ground floor rooms stem from here. There are two sizeable public areas, both with wood panelling and feature fireplaces, they have an abundance of character. These rooms provide ample space for a restaurant and dining area. Further on this floor is a snug and modern kitchen fitted with modern and fresh appliances.

On the first floor are four bedrooms of great proportions, all with en suite bath/shower rooms, the second floor has an impressive bedroom suite with generous bedroom and en suite bathroom surrounded by attractive, exposed beams.





## BASEMENTS

The basements are of incredibly good proportions, offering the opportunity to further develop these spaces, they are a versatile opportunity for further accommodation either by creating rooms or an apartment. The basement has dual access from both the front of Netherstowe House South and to the side, it also benefits from partially sunken windows, meaning the basement enjoys natural light.

## FIXTURES & FITTINGS

All fixtures and fittings are owned outright and will be included within the sale. The Vendor will remove their personal furniture located in the private living accommodation to the property.





## EXTERNAL DETAILS

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Externally, a long and private tarmac drive leads up to the property, a secluded spot, you forget you're in Lichfield City. There is ample parking to both the North and South sides of Netherstowe House for a number of vehicles. Netherstowe North benefits from more extensive gardens, mostly laid to lawn, in previous years when it was a hotel, there were table and chairs placed out for alfresco dining. The South side is a fabulous sun trap, with stone terrace and 'ha-ha' style wall with garden below.

## THE OPPORTUNITY

Netherstowe House provides a fantastic opportunity to acquire a piece of Lichfield's history.

Available as a whole or in two lots, this versatile property lends itself to many income generating ways, or perhaps to be turned back to a private residence.

## TRADING INFORMATION

Financial information can be obtained upon request from the selling agent.

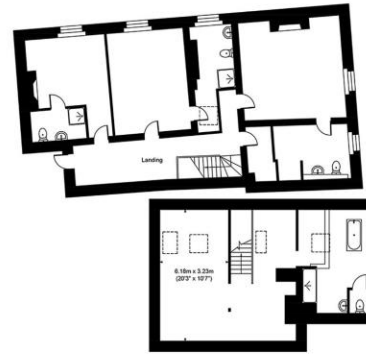




**Netherstowe House, Netherstowe Lane, Lichfield, WS13 6AY**  
 Total Approx. Gross Area:- 874.87sq.m. 9417 sq.ft.



First Floor



Second Floor



Basement



Ground 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  
[www.dmlphotography.co.uk](http://www.dmlphotography.co.uk)

## PRICING

Netherstowe House North & South £1,495,000

Netherstowe House North £775,000

Netherstowe House South £775,000

## CONTACT DETAILS

For further information or to arrange a viewing, please contact:

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