



Old London Road,
Lichfield, WS14 9QW

Offers Over £850,000

Lichfield

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Welcome to Hill Hall Barn, Old London Road. This wonderfully unique property boasts a variety of beautiful character features, with a versatile layout, offering a rural countryside lifestyle but still within close distance of the vibrant cathedral city of Lichfield.

If you're looking for a spacious characterful property with great potential to grow into, then look no further. The first impressions of this beautiful barn conversion are impressive, and the internal accommodation does not disappoint. Approached via a driveway/parking area with steps leading up to a gated front lawn and property entrance, you are greeted with a wonderful bright entrance hall with attractive stone flooring throughout.

The entrance to the property naturally flows into a delightful open kitchen/breakfast room, providing ample entertainment space for a family, with wooden work surfaces, breakfast bar area, a charming Aga range cooker, vaulted ceiling with exposed wooden beams, and plenty of storage space. This room also has a door into a bright private rear garden/courtyard, providing a beautiful space to relax in the sun. Off the social kitchen/breakfast room is a separate utility area, providing access to a ground floor bedroom, a modern fitted shower room with walk-in shower, wash hand basin and W.C, as well as a store cupboard with separate access outdoors.

The living space in this property is extremely generous, with an open plan layout, the left side of this home features a lounge/dining/study area with a central feature fireplace, several double-glazed windows surrounding and ample furniture space throughout. This is where the open staircase is leading to the first floor, as well as another barn door to the rear garden.

Upstairs off the landing are three great size bedrooms, all providing great space for a growing family, and a main family bathroom suite with floor to ceiling tiling. The exposed beams upstairs match the theme on the ground floor and ensure that the character feel is provided in every room.

This charming property is surrounded by beautiful grounds, including a vast front and side lawn area tucked away for privacy, and faces a wonderful 0.75-acre paddock with quality stables and private outlook.





Property Specification

BARN CONVERSION WITH BEAUTIFUL CHARACTER FEATURES
STUNNING PRIVATE COUNTRYSIDE VIEWS SURROUNDING APPROX. 0.75 ACRES PADDOCK
RURAL LOCATION AND STILL WITHIN CLOSE DISTANCE OF LICHFIELD CITY

Entrance Hall 10' 7" x 8' 1" (3.23m x 2.47m)

Kitchen/Breakfast Room 24' 4" x 10' 8" (7.42m x 3.24m)

Utility Area 6' 11" x 6' 8" (2.11m x 2.02m)

Lounge Area 14' 2" x 13' 1" (4.33m x 4.00m)

Dining Area 10' 10" x 10' 2" (3.29m x 3.11m)

Study 10' 7" x 6' 2" (3.23m x 1.87m)

Downstairs Shower Room 6' 11" x 3' 8" (2.11m x 1.12m)

Bedroom One 11' 1" x 10' 1" (3.38m x 3.07m)

Bedroom Two 14' 0" x 10' 2" (4.27m max x 3.09m)

Bedroom Three 11' 5" x 10' 7" (3.49m x 3.23m)

Bedroom Four 10' 10" x 10' 6" (3.29m x 3.21m)

First Floor Bathroom 6' 9" x 5' 5" (2.06m x 1.66m)

Agent's Note:

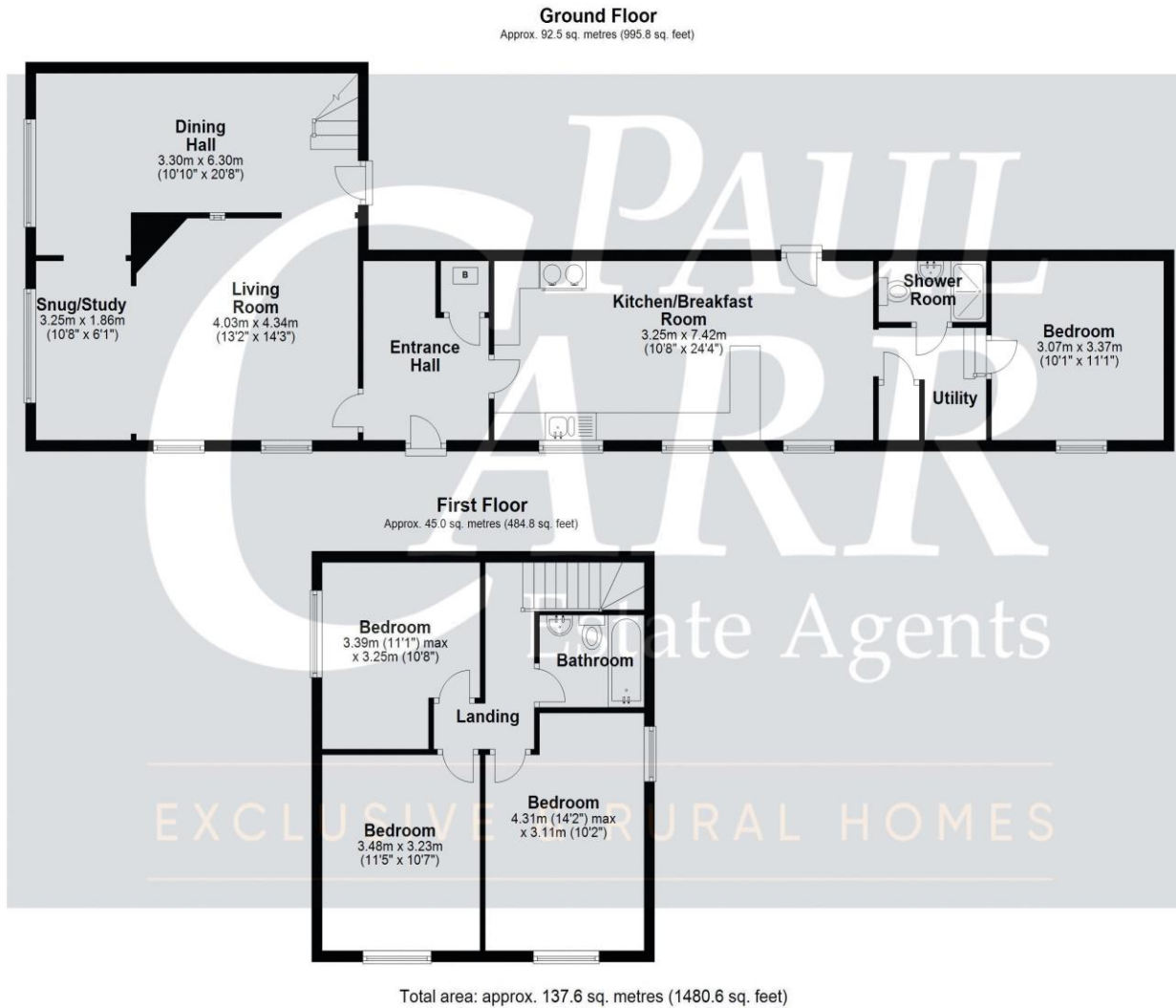
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 16th September 2023

Viewer's Note:

Services connected:
Gas/electric/water/drainage
Council tax band: C
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Map Location

