



Welcome to Lilac Cottage. Built in 1837, this extremely unique and versatile home boasts an incredibly spacious plot size, with floods of character and wonderful privacy from surrounding fields. This property has been impressively modernised and extended by the current owner, making this home ideal for families with a flexible range of different living arrangements, all within close distance of Lichfield City Centre. The first impressions of this property will blow you away. Living up to its name, this cottage is approached via a charming Lilac coloured private gate off the main road, which opens into the impressive plot featuring a huge driveway with an external triple garage, boasting impressive parking space and potential to convert (subject to planning). Surrounding the cottage and driveway are various different themed gardens, with an immaculately kept lawn to the fore with a contemporary Japanese style decking area, a wonderful private orchard featuring plum, cherry, pear, and eating and cooking apple trees, a beach themed decking area and various other seating areas. Internally you are greeted by a delightful welcoming entrance porch which leads into an elegant dining room, with French doors out to a private lawned seating area and access into a spacious lounge with stairs to the first floor. This stunningly presented living room boasts ample entertainment space for a family, with French doors into a large conservatory overlooking the garden. Also off the living room is a separate breakfast room, with access to a snug/ ground floor bedroom and flowing wonderfully into a beautiful country style kitchen overlooking stunning fields to the rear. Off the kitchen is an extended boot room, with garden access and a conveniently placed ground floor W.C. The first floor of this homely cottage features three bedrooms and a modernised family bathroom with a freestanding bath and large walk-in shower. All bedrooms are a great size, with two doubles boasting ample natural light and furniture space throughout. You will not find many properties with the plot size, character charm, and versatility that is offered by Lilac Cottage.

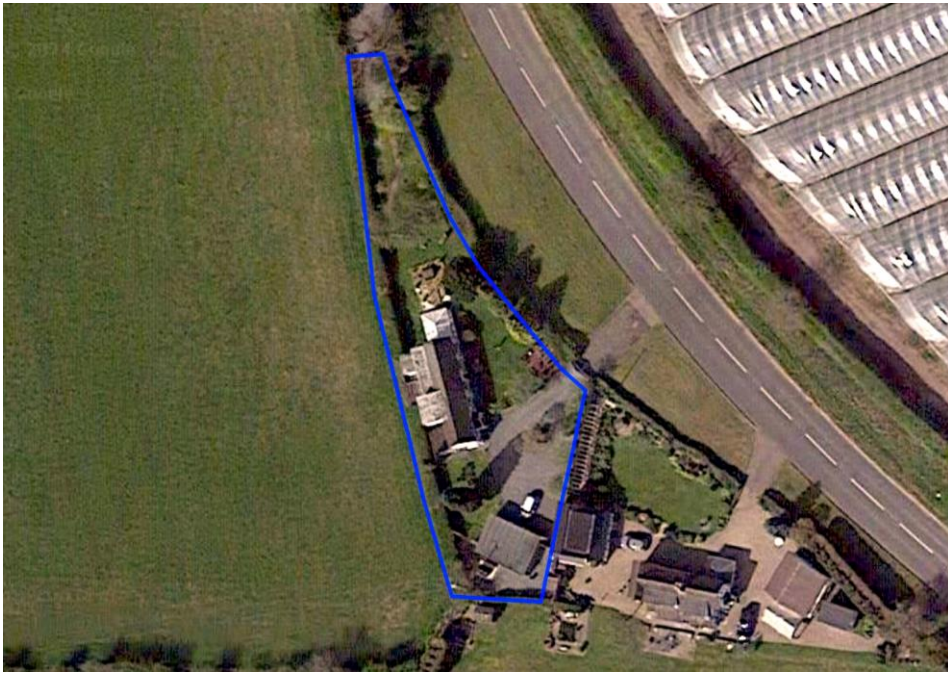


**PAUL  
CARR**  
Estate Agents  
Sales & Lettings



**Entrance Porch 5' 11" x 2' 11" (1.81m x 0.89m)**  
**Dining Room 11' 9" x 9' 6" (3.58m x 2.90m)**  
**Lounge 32' 3" x 9' 11" (9.83m x 3.02m)**  
**Conservatory 12' 9" x 9' 5" (3.89m x 2.88m)**  
**Breakfast Room 10' 3" x 7' 5" (3.12m x 2.25m)**  
**Snug/Downstairs Bedroom 11' 10" x 7' 6" (3.61m x 2.28m)**  
**Kitchen 14' 4" x 7' 3" (4.37m x 2.21m)**  
**Boot Room 12' 8" x 4' 7" (3.86m x 1.39m)**  
**W.C. 5' 2" x 3' 1" (1.58m x 0.95m)**  
**Bedroom One 14' 3" x 10' 2" (4.35m x 3.10m)**  
**Bedroom Two 11' 10" x 9' 11" (3.61m x 3.03m)**  
**Bedroom Three 9' 0" x 6' 0" (2.75m x 1.82m)**  
**Bathroom 10' 3" x 7' 4" (3.13m x 2.23m)**  
**External Garages 24' 3" x 17' 0" (7.39m x 5.19m)**

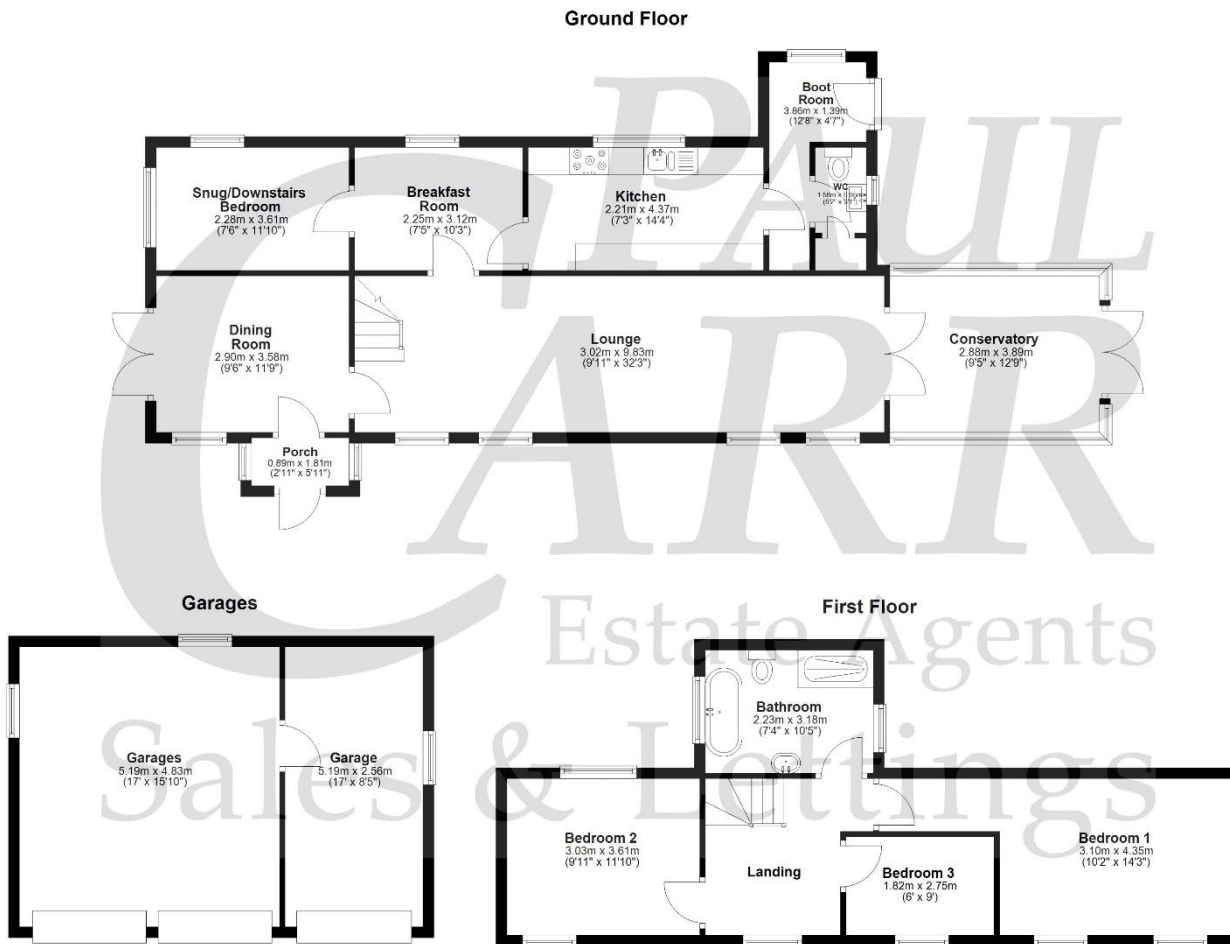






# Floor Plan

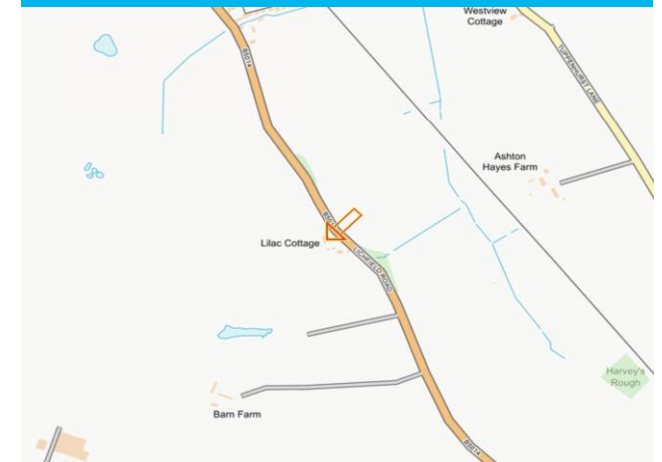
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location









### 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: