



Gaia Lane,  
Lichfield, WS13 7LW

Offers in the Region Of £725,000

## ***UNIQUE CHARACTERFUL DETACHED HOME WITH A VERSATILE LAYOUT***

Welcome to Moat Cottage. Built in the late 1700s, this charming cottage has been extended over the years and is situated on Gaia Lane in central Lichfield, boasting beautiful views overlooking Lichfield Cathedral, within walking distance of Lichfield City Centre with an array of popular amenities and transport links at its doorstep.

First impressions of this home are wonderful but also deceptive, as this home provides a huge amount of space throughout its three-storey layout. This plot provides generous parking space for a growing family with a large, paved driveway, as well as an integral double garage.

Walking through the front door you are greeted by an entrance porch leading into a spacious ground floor bedroom to the left, and a welcoming hallway/study room to the right. The bedroom boasts a fantastic size with plenty of furniture space, plus a large en-suite shower room. The hallway/study room features fitted storage, and provides access into the double garage, with leads on to a handy utility room at the back of the property.

To the first floor is a wonderful layout providing three reception rooms, with a charming kitchen and another fitted shower room. My personal favourite room in this house is the main living room, such a spacious room with three windows providing ample natural lighting, plus access to a charming balcony. As well as the living room, there is a separate dining room, plus a wonderful breakfast room which is located off the kitchen. This breakfast room provides a fantastic versatile space with private views via a box bay window onto the garden.

The second floor features three generously sized bedrooms and a spacious bathroom. All three of these bedrooms provide ample furniture space for a growing family, plus there is a fitted storage room off the second floor landing.

Outside is a wonderful private, Southerly facing rear garden. This garden can be accessed off the kitchen, as well as via a gated entrance off the driveway to the front of the property, and is a beautifully maintained, well established, private garden with a neatly kept lawn and social patio area.

Tenure: Freehold  
Council Tax Band: F



## Ground Floor

Hallway 13' 4" x 9' 8" (4.07m x 2.94m)

Ground Floor Bedroom 17' 0" x 13' 5" (5.17m x 4.08m)

Ground Floor Bathroom 9' 1" x 6' 0" (2.77m x 1.83m)

Integral Double Garage 17' 3" x 14' 7" (5.27m x 4.45m)

Utility 14' 9" x 5' 10" (4.49m x 1.79m)

## First Floor

Living Room 21' 0" x 13' 5" (6.41m x 4.10m)

Dining Room 13' 5" x 9' 9" (4.08m x 2.96m)

Kitchen 14' 10" x 13' 7" (4.51m x 4.14m)

Breakfast Room 16' 9" x 9' 9" (5.11m x 2.97m)

Shower Room 6' 11" x 5' 6" (2.10m x 1.67m)

## Second Floor

Bedroom One 13' 9" x 9' 11" (4.19m x 3.01m)

Bedroom Two 13' 1" x 10' 2" (3.98m x 3.09m)

Bedroom Three 10' 7" x 9' 1" (3.22m x 2.78m)

Bathroom 10' 11" x 8' 0" (3.32m x 2.44m)

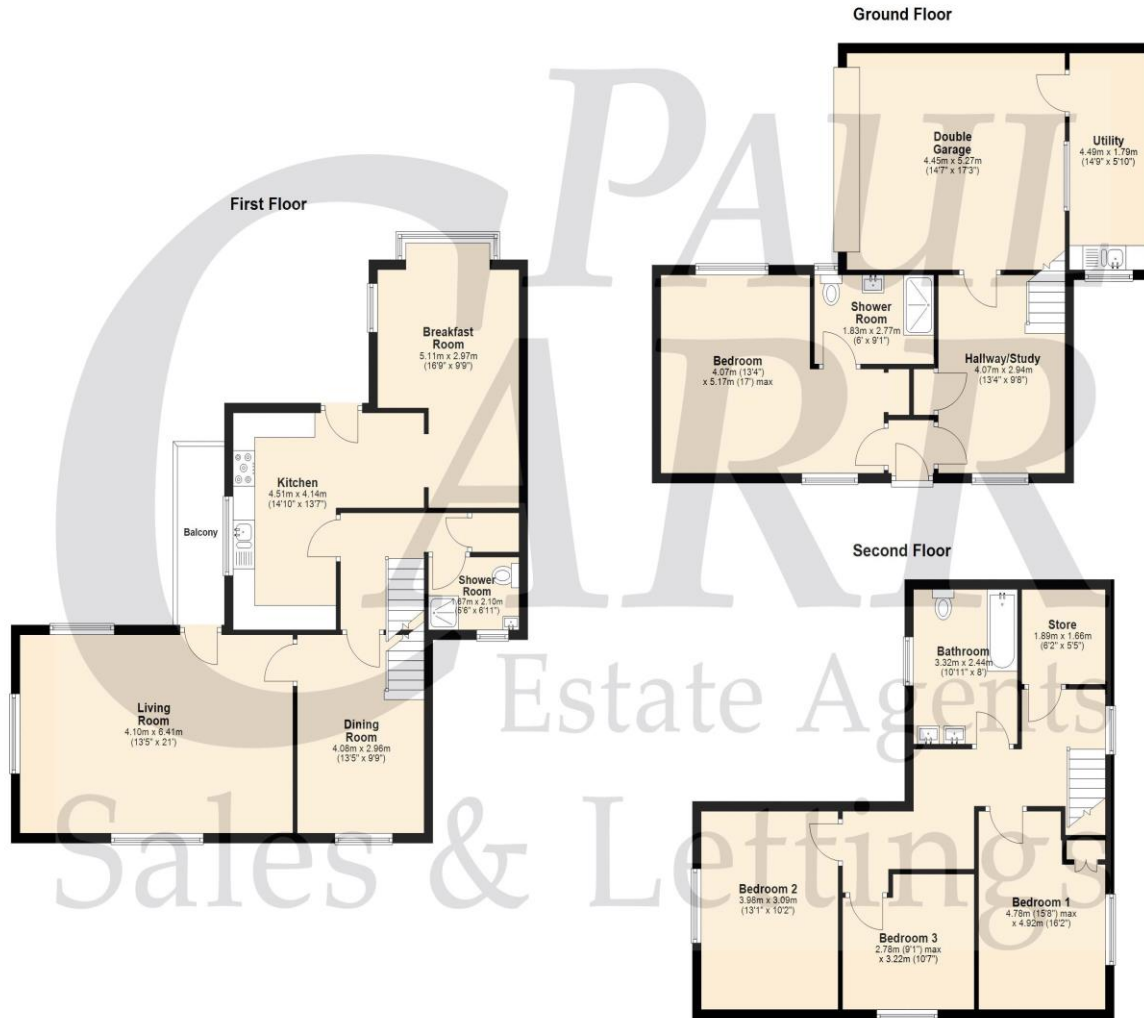






# Floor Plan

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



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 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: September 2024