



Bulldog Lane, Lichfield, Staffordshire

Guide Price £2,250,000



PRIVATE LUXURY PROPERTY

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One of only four Signature Properties in the heart of Lichfield, Private Luxury Property are delighted to present this prestigious property to the market. We understand the house had been in the same family for generations when it was bought by a professional building company, who have taken one and a half years to lovingly restore this delightful period home. Creating a very versatile luxury modern home, yet passionately preserving the stunning period features that give the house a sense of grandeur. You are virtually buying a brand new house with amazing period features, the best of both worlds!

You are welcomed into this huge 6,400sqft home by a grand entrance hall with period fireplace and wood burner in the library area. To the left is the first reception room with a beautiful period fireplace and 2 large windows. This room would make a perfect study and snug. The second formal reception room is flooded with light from the large bay window overlooking the rear garden. A simply magnificent breakfast kitchen and family room is at the end of the Minton tiled hallway with a brand new kitchen. A large bay window is the perfect space for formal dining, with additional areas providing space for seating area and a breakfast table. The third reception room is accessed from the kitchen with a breathtaking fireplace.

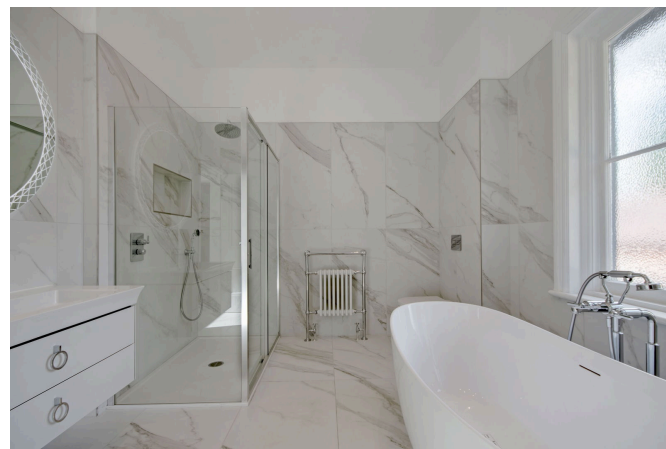
The hallway extends to the right with door to the 3 room cellar (which has great potential), a newly fitted utility room and separate plant room with all new central heating system. A delightful courtyard with several outbuildings are to this side of the property.

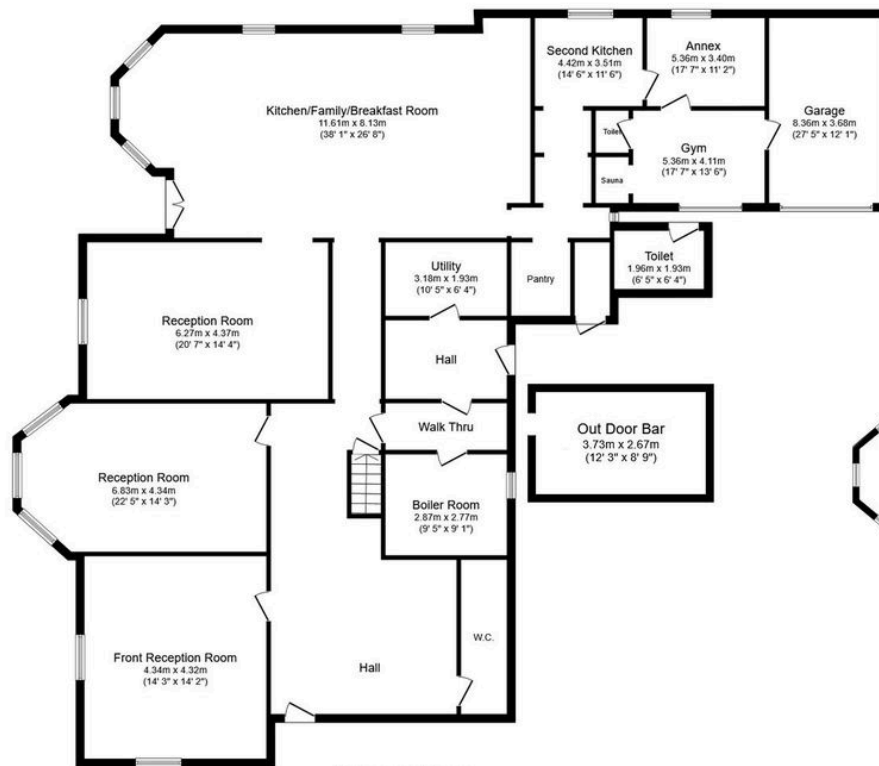
To the right of the kitchen, there is a lovely walk-in pantry with cold slab and a boot room with original saddle hooks and bakers oven providing internal access to the 2 bedroom annex. The annex with underfloor heating has independent access and so could be independent living space or used as work space with its own fully fitted kitchen and bathroom. There is a large gym with room to provide a sauna and steam room if required. Separate stairs lead to a first floor with 2 very large bedrooms and a bathroom.

The lovely wide original staircase leads us to the first floor which









Ground Floor

Floor area 302.2 m² (3,253 sq.ft.)



First Floor

Floor area 213.8 m² (2,301 sq.ft.)



Second Floor

Floor area 44.6 m² (480 sq.ft.)

TOTAL: 560.6 m² (6,034 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