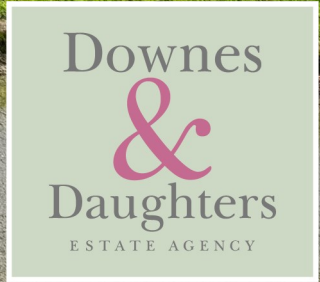




NO. 9 | BORROWCOP LANE | LICHFIELD | STAFFORDSHIRE | WS14 9DF





# NO. 9

BORROWCOP LANE | LICHFIELD | STAFFORDSHIRE | WS14 9DF

£850,000

A thoroughly impressive dormer bungalow dwelling, extending to nearly 3,500 sq.ft of accommodation, on a secluded private drive section of one of Lichfield's premier addresses. At the bottom end of Borrowcop Lane this select development of just three dwellings is still within easy reach of Lichfield's City Centre and only 0.4 miles from Lichfield City Station. The extensive accommodation is flooded with natural light and boasts pleasant outlooks from most windows. Whilst some purchasers may wish to update, the current accommodation is impressive enough with the enormously flexible layout arranged over two floors with a sprawling ground floor and the added benefit of a wonderfully opulent principal bedroom suite on the first floor. A bright entrance hallway with a guest cloakroom opens to an indulgent double aspect living room with inglenook fireplace opening to the formal dining room with bi-fold doors to the orangery which enjoys views over the ornamental pond and rear garden. The breakfast kitchen gives access to the utility room and garden.

The ground floor is then completed by a ground floor bedroom suite, 'future proofing' the property wonderfully, and a further bedroom or useful family or games room.

The first floor is equally impressive with an attractive landing and study area leading to the most opulent of bedroom suites. Boasting seating and dressing areas and a large multi-use dressing room and luxury en suite bathroom. There is also a third bedroom suite with shower room, a store room and plentiful 'walk in' eaves storage. Externally the property sits attractively within a manicured plot with formal established gardens on three sides, with private driveway parking and a double garage.

Viewing is essential to appreciate the sheer size and abundant charm of this wonderful home which also falls within the King Edward's catchment area.



## GROUND FLOOR

A wonderfully bright and spacious entrance to this impressive family home offering a modern and flexible layout, boasting the perfect balance of formal reception rooms, stylishly contrasting with some more relaxed entertaining spaces, work and play areas and a selection of bedrooms and bathrooms. Perfectly served by the 'supporting cast members' of the more functional rooms, such as a guest cloakroom and utility room.

Porch • Entrance Hallway • Guest Cloakroom • Vast Double Aspect Living Room With Inglenook Fireplace • Opening In To An Equally Spacious Dining Room With Bi-Fold Doors To... • Orangery • Breakfast Kitchen • Utility • Ground Floor Bedroom With En Suite Shower Room • Second Bedroom Or Games Room With Fitted Storage





## FIRST FLOOR

An equally impressive and flexible layout with open outlooks to both side and rear aspects. There is a wonderfully opulent principal bedroom suite offering relaxing seating and a large multi-use dressing room easily lending itself to a study or home gym with large luxury en suite. Attractive landing and study area, second bedroom suite with en suite shower room, walk in store room and vast amounts of easily accessible eaves storage areas.

Attractive Landing & Study Area • Principal Bedroom Suite • Dressing Room / Study / Gym • En Suite Bathroom • Second Bedroom Suite With En Suite Shower Room • Walk In Storage Room • Vast Amounts Of Eaves Storage







#### LOCAL AREA

Borrowcop Lane is widely regarded as one of Lichfield's finest addresses. The coveted King Edward's High School is moments away and the area boasts some historical importance with the Borrowcop Gazebo just behind Borrowcop House. The brick built Gazebo is a Grade II listed building and dates from around 1804 and provides an excellent view of the City and surrounding countryside. The Gazebo is a small pavilion, erected by the Corporation by public subscription. In the late 1600's a structure called the Temple stood on the site and this in turn was replaced by various buildings. Some claim that the area is the burial site of three Christian Kings who were killed in battle under orders from the Roman Emperor Diocletian in about 300AD. A depiction of the three slain Martyrs has been used on the City Seal since 1548, and forms part of the legend that the name of Lichfield derives from 'the field of the dead'. This popular and evocative story is however not supported by either archaeology or etymology.







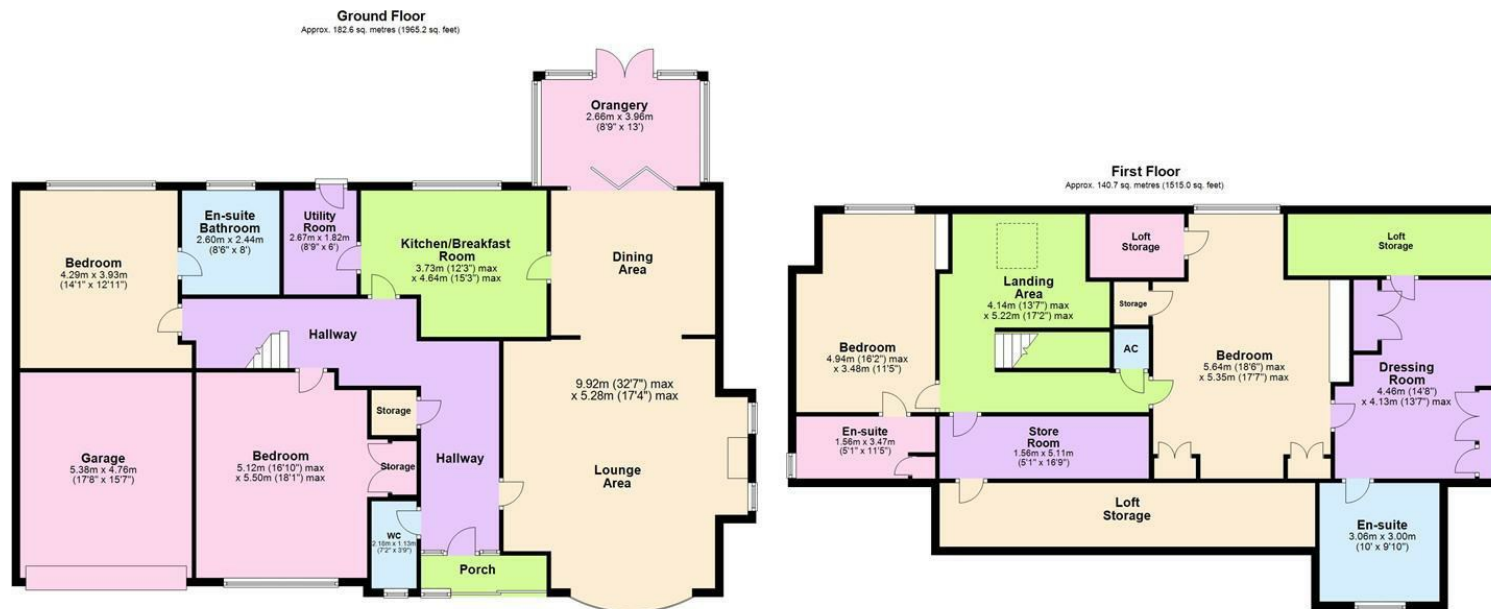
## OUTSIDE

If the house wasn't impressive enough, the external attributes offer a perfect balance to the internal accommodation resulting in a 'complete package' home.

Manicured Front Garden • Private Driveway Parking  
• Double Garage • Beautifully Landscaped Rear  
Garden • Neatly Shaped Lawns • Patio Seating Areas •  
Stylishly Planted Beds & Borders • Ornamental Pond  
• Enclosed Side Garden Perfect For Hiding A  
Trampoline Or Play Area •







Total area: approx. 323.3 sq. metres (3480.2 sq. feet)



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