



10 | GREENHOUGH ROAD | LICHFIELD | STAFFORDSHIRE | WS13 7AU

Downes
&
Daughters
ESTATE AGENCY



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£675,000

Another piece of Lichfield's endless history is one of the original lodges of Beacon Place, sadly demolished in 1964 which most of Beacon Park once belonged to. The four lodges belonging to the Place were located in Beacon Street, Sandford Street, Christchurch Lane and Greenhough Road. The latter is the glorious residence we now have the pleasure of selling. Once the home of Clara Talbott, only the third ever Bower Queen to be crowned, previous uses of the property had already included a laundry to the main house and reportedly a cafe for soldiers in the First World War. The current property we are delighted to offer for sale is now a sumptuous family home, tastefully blending the inherent historic charm of the building with some more contemporary twists. The internal accommodation extends to 1,837sq.ft including a large garden office with annexe potential, all set within beautifully presented formal gardens. The house itself comprises an attractive entrance hallway opening to an impressive partial hexagonal shaped living room, common within lodge and gatehouse residences of the time.

A showpiece kitchen, diner and family room with vaulted ceiling and access to the garden is undoubtedly the social hub of the home, and the flexibility needed by a family home of this nature, is provided by the ground floor bedroom/sitting room and the library/study. The formal receptions are complimented by the supporting 'cast members' of the more functional rooms such as a utility and guest cloakroom. The first floor is equally impressive with an elegant split level gallery landing, a principal bedroom mimicking the unique shape of the living room below, a second bedroom gives a more modern alternative with a vaulted ceiling and the third bedroom, family bathroom and separate shower room complete the accommodation.

Externally the manicured formal gardens, gated private driveway, open fronted 'party barn' and detached office complete this utterly charming family home.



GROUND FLOOR

- Entrance Hallway
- Guest Cloakroom
- Beautifully Presented Living Room With Partial Wall Panelling, Ceiling Beam & Log Burner
- Ground Floor Bedroom Or Sitting Room
- Library / Study
- Showpiece Kitchen, Diner & Family Room With Vaulted Ceiling & Access To Rear Garden
- Utility Room





FIRST FLOOR

- Attractive Split Level Gallery Landing
- Lobby Style Entrance To Multi-Aspect Principal Bedroom
- Family Bathroom
- Bedroom Two With Vaulted Ceiling
- Bedroom Three
- Family Shower Room







WHY WE LOVE THIS HOUSE...

"This house has been our family home for 26 years and has evolved with us and our family. It is a peaceful oasis with a fabulous location, so close to the centre of Lichfield. The house has been at the core of all of our lives, and its close proximity and easy walking to Beacon Park, schools, train stations, theatre, shops, pubs and restaurants has made living here very special. Our wider family and friends love this house also, as it has provided us with a superb and welcoming entertainment space. The house is cosy and comfortable and also benefits from a large office to work from home. We love its individuality, history and character".





OUTSIDE

- Stunning Landscaped Gardens Including...
- Extensive Gated Private Driveway
- Contemporary Patio Seating Area
- Stylishly Presented Formal Gardens With Manicured Lawn & Established Borders
- Second Sunken Patio Seating Area
- Mature Fruit Trees & Shrubs
- Open Fronted 'Party Barn' With Power
- Detached Brick Built Garden Building Currently Used As Office (Potential Annexe)
- Large Storage Shed & Second Bicycle Shed





EPC Rating:



Total area: approx. 170.7 sq. metres (1837.1 sq. feet)



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