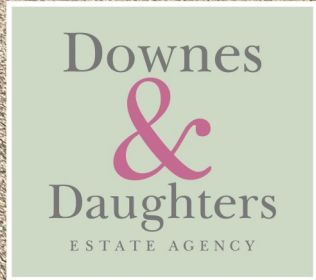




THE HAYBARN | BACK LANE | LICHFIELD | STAFFORDSHIRE | WS14 9NL





# THE HAYBARN

BACK LANE | LICHFIELD | STAFFORDSHIRE | WS14 9NL

OFFERS OVER £595,000

A simply stunning example of a Barn Conversion, thoughtfully created by the renowned developer Friel Homes in 2006, on the rural fringe of this popular village. Offered for sale with no onward chain and falling within the King Edward's catchment area, this delightful home is well presented throughout, blending the building's inherent charm with some more modern twists, such as the home networking points in all principal rooms. Boasting double height vaulted ceilings in the landing and principal bedroom, the star of the show must be the exposed timber frame which has been beautifully preserved. The internal accommodation extends to nearly 2,000 square feet and comprises: entrance hallway opening to an impressive reception space with dining area, guest cloakroom, kitchen diner with access to the rear garden and an attractive living room. All rooms boasting double aspects. The first floor is equally impressive with an elegant landing with large airing cupboard, spectacular principal bedroom with vaulted ceiling, dressing and study area and an en suite shower room.

The further two bedrooms also boast en suite facilities, perfect for guests. Outside, the walled rear garden is a haven of tranquillity, meticulously cared for by the current owner. Imagine enjoying sunny afternoons in this picturesque setting, surrounded by delightful rural views. The parking includes a carport with boarded loft space above with a folding ladder and a private cobbled driveway. A luxury rarely seen with barn developments of this kind.

Whether you're looking for a peaceful retreat or a place to entertain, this property offers the best of both worlds. Don't miss the opportunity to make this stunning house your new home.



## GROUND FLOOR

- Entrance Hallway
- Open Reception Hall & Dining Room With Return Oak Staircase Rising To The First Floor
- Guest Cloakroom
- Living Room With Exposed Brick Fireplace
- Spacious Robert Prentice Fitted Kitchen Diner With Access To Rear Garden





## UPPER FLOORS

- Open Plan Landing With Seating Area & Fitted/Airing Cupboards
- Magical Principal Bedroom Suite With Vaulted Ceiling & Dressing/Study Area
- En Suite Shower Room
- Second Bedroom With En Suite Bathroom With Separate Shower & Eaves Storage
- Third Bedroom With En Suite Shower Room
- Stairs Rise To Second Floor
- Fourth Bedroom With Double Aspect & Eaves Storage







WHY WE LOVE THIS HOUSE...







## OUTSIDE

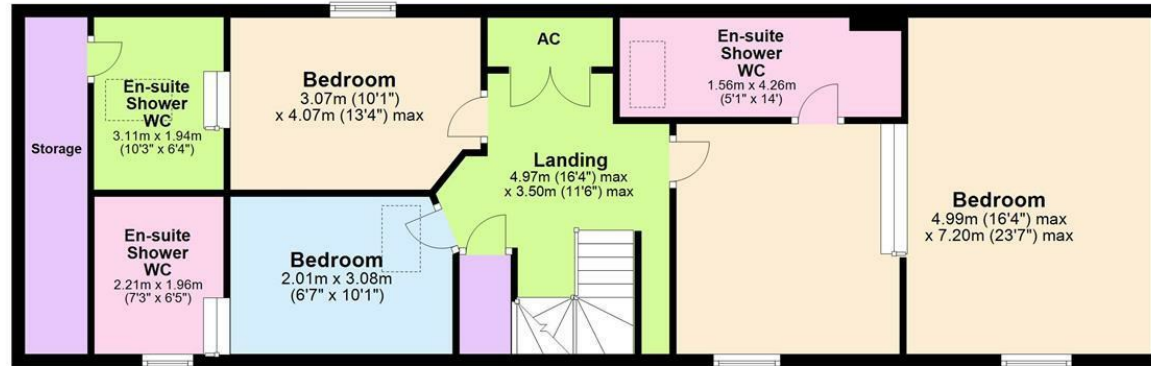
- Private Driveway Parking
- Carport With Boarded Loft Space Above (pull down folding ladder)
- Gated Access To Both Sides
- Beautifully Presented Landscaped Walled Rear Garden To Side & Rear
- Manicured Shaped Lawn, Patio Seating Area With Retractable Sun Awning
- Lavishly Stocked & Neatly Maintained Borders, Timber Storage Shed





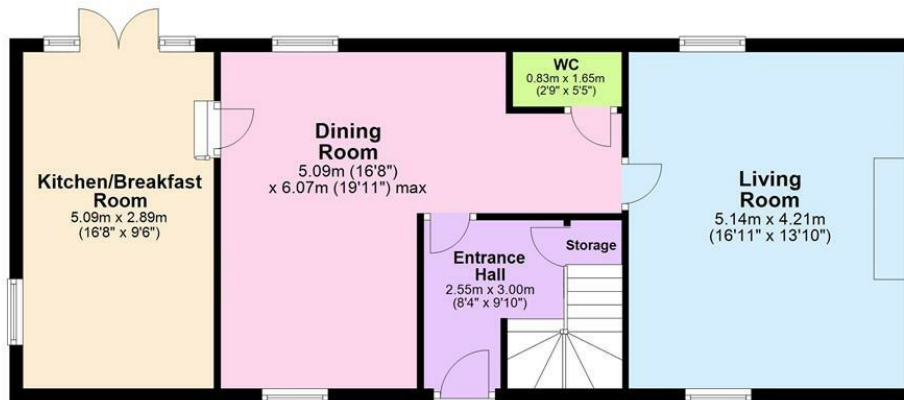
### First Floor

Approx. 86.8 sq. metres (933.8 sq. feet)



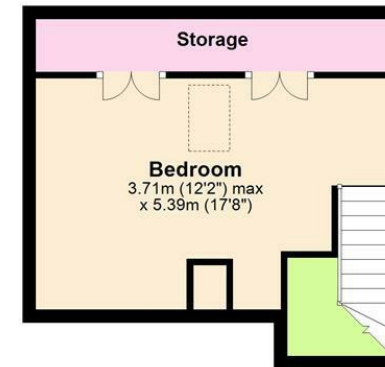
### Ground Floor

Approx. 68.0 sq. metres (732.5 sq. feet)



### Second Floor

Approx. 25.8 sq. metres (278.0 sq. feet)



Total area: approx. 180.6 sq. metres (1944.3 sq. feet)



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099

[www.downesanddaughters.co.uk](http://www.downesanddaughters.co.uk)

