



Moat Cottage 29 Gaia Lane, Lichfield  
WS13 7LW

Downes & Daughters  
ESTATE AGENCY



## Moat Cottage 29 Gaia Lane, Lichfield WS13 7LW £675,000

An impressive three storey period residence, extending to 2,216 square feet and occupying an attractive plot, in the shadows of Lichfield Cathedral, overlooking what was once the moat and defensive walls built for its protection during the Civil War. With views towards the spires this highly coveted section of Gaia Lane always receives much attention from a discerning audience wanting the elegance and character of a period property, coupled with all the convenience of City Centre living. The walk to the centre, past The Close and between Minster and Stowe Pools could not be more attractive. The house itself offers flexible family accommodation over three floors with the lower ground floor providing: entrance hallway, ground floor bedroom with en suite shower room and a living room with access to the garage and utility. The ground floor brings great flexibility to the accommodation with many rooms boasting unrivalled views of the Cathedral. The triple aspect living room really is rather spectacular and has access to a private balcony, two further receptions give dining and sitting room options and the kitchen gives access to the rear garden. There is also a shower room. The first floor boasts three bedrooms and a family bathroom. Externally there is a landscaped rear garden with wonderful levels of privacy and views of Lichfield Cathedral and there is also the rare benefit, in this location, of ample off street parking for a number of vehicles and an integral double garage.

Viewing is essential to appreciate the size and flexibility of this charming home and its unrivalled views of Lichfield's iconic centre piece.

### LOWER GROUND FLOOR

Entrance Hallway • Ground Floor Bedroom • En Suite Shower Room • Living Room With Access To Garage & Utility Room

### GROUND FLOOR

Landing With Storage Cupboard • Triple Aspect Living Room With Log Burner & Access To Balcony • Formal Dining Room • Kitchen With Access To Rear Garden • Rear Sitting Room / Breakfast Room • Shower Room

### SECOND FLOOR

Landing With Airing Cupboard • Bedroom One With Built In Wardrobe • Bedroom Two • Bedroom Three • Family Bathroom

### OUTSIDE

Private Block Paved Driveway • Integral Double Garage • Secure Gated Storage Area • Landscaped Steps Rising To... • Wonderfully Private Lawned Rear Garden • Patio Seating Areas • Decorative Arbor & Established Borders • Neat Manicured Hedge & Shrub Boundaries • Views Of The Cathedral

### FURTHER INFORMATION

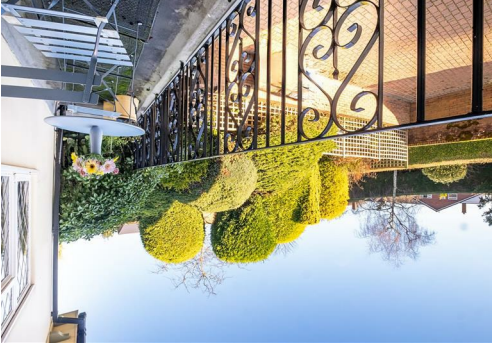
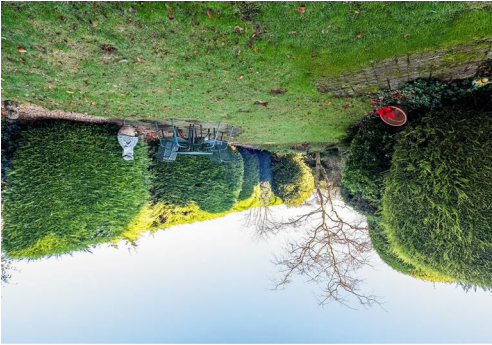
Freehold (TBC By Solicitor) • Council Tax Band F • Energy Rating E • King Edward's Catchment Area • All Mains Services











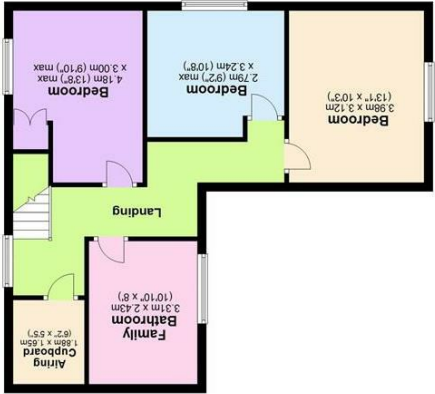
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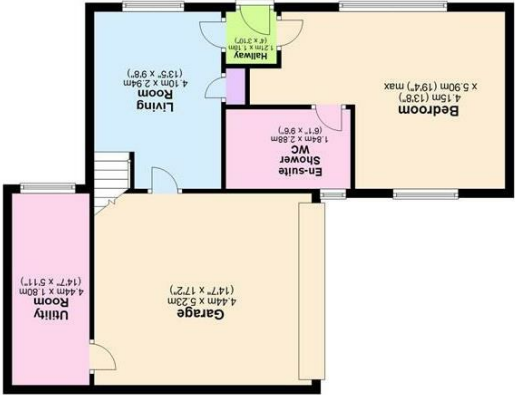


Not All Agents Are Equal...

Total area: approx. 205.9 sq. metres (2216.1 sq. feet)



Approx. 57.6 sq. metres (620.0 sq. feet)



Approx. 70.2 sq. metres (755.1 sq. feet)



Approx. 78.1 sq. metres (840.9 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Minimum	Maximum
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (38-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - higher running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (38-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Current	Minimum	Maximum
83	52	