



6 | THE GREEN | | LICHFIELD | WS14 9LS

Downes
&
Daughters
ESTATE AGENCY



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£840,000

A wonderfully unique opportunity to acquire one of Whittington's most recognisable homes, with a detached coach house, falling within the King Edward's catchment area. The incredibly attractive package includes the main four bedroom house and gardens with the added benefit of a detached two storey coach house providing annexe or a B&B opportunity. Located in the historic heart of Whittington village, with a cobbled private drive, on a plot of 0.2 of an acre with a south facing walled garden, on one of Whittington's most desirable addresses.

The overall footprint of both buildings extends to 2,274 square feet offering wonderfully adaptable family accommodation tastefully preserving many of the original features and blending the inherent charm of the building with some more contemporary twists. The current accommodation currently comprises: The accommodation currently comprises:

Entrance hallway, guest cloakroom, spacious kitchen diner and family room opening to the rear garden, central family room with stunning panelled return staircase rising to the first floor, double aspect living room with inglenook fireplace and log burner, second sitting room or study and a utility room. The first floor is equally impressive with an elegant gallery landing, principal bedroom with built in wardrobes and en suite shower room, second bedroom suite also with built in wardrobes and en suite shower room, two further bedrooms and a luxury family bathroom. The detached coach house provides a wonderfully versatile separate annexe with entrance hallway, ground floor shower room, and first floor bedroom or living space. This incredible package is completed by the, afore mentioned, south facing walled garden, extensive gated private driveway, single garage and two brick garden stores.

Viewing is essential to appreciate the unique nature of this impressive family home and its enviable central village location.



GROUND FLOOR

- Entrance Hallway
- Family Room With Elegant Return Staircase Rising To The First Floor
- Double Aspect Living Room With Inglenook Fireplace & Log Burner
- Sitting Room / Study With Fireplace
- Spacious Kitchen, Diner & Family Room With Aga, Island & Doors To Rear Garden
- Utility Room
- Guest Cloakroom





FIRST FLOOR

- Attractive Gallery Landing With Exposed Brickwork & Partial Panelling
- Double Aspect Principal Bedroom With Built In Wardrobes
- Refitted En Suite Shower Room
- Bedroom Two With Built In Wardrobe
- Refitted En Suite Shower Room
- Bedroom Three
- Bedroom Four
- Luxury Refitted Family Bathroom







COACH HOUSE

- Detached Two Storey Annexe Accommodation
- Potential AirBnB Income (subject to relevant consents being granted)
- Hallway
- Ground Floor Shower Room
- Stairs Rise To...
- First Floor Bedroom / Living Space
- Two Brick Garden Store Rooms
- Garage With Double Timber Doors & Personnel Access



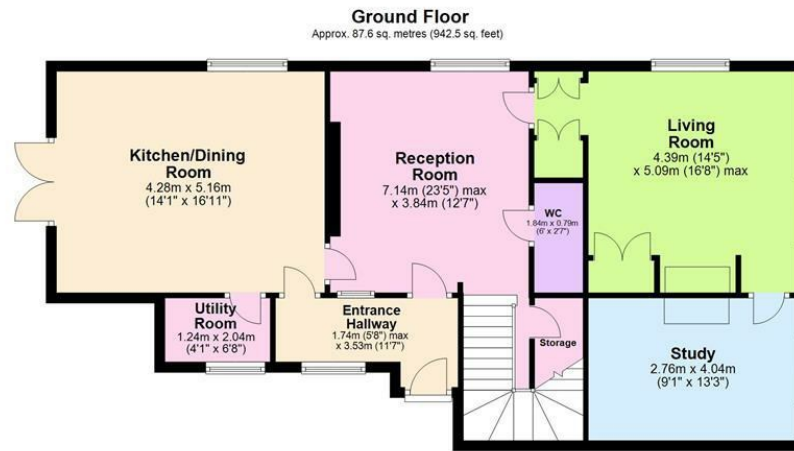


OUTSIDE

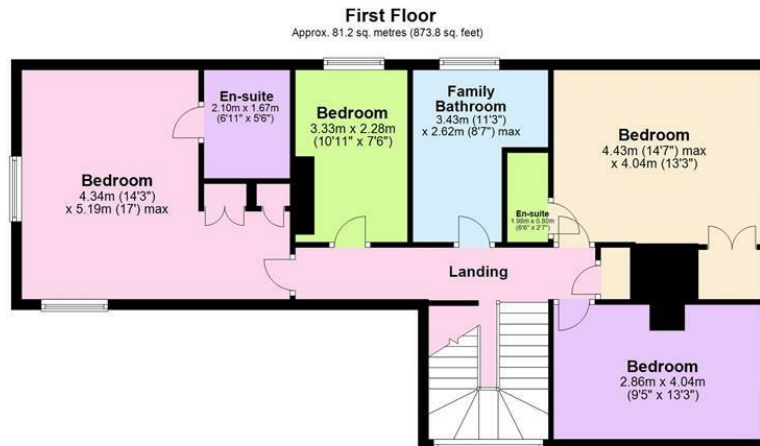
- Attractive Approach With Boundary Wall & High Level Hedging
- Extensive Cobbled Private Driveway With Original Historic Petrol Pump Still In Situ (dating from time when property was the local garage).
- Single Garage Forming Part Of Detached Coach House
- Two Brick Garden Stores
- Impressive South Facing Walled Rear Garden
- A Selection Of Shaped Lawns With Central Sunken Patio Surrounded By Attractive Wall With Original Coping Stones
- Wildlife Pond, Circular Cobbled Patio, Veggie Patch & Decorative Well



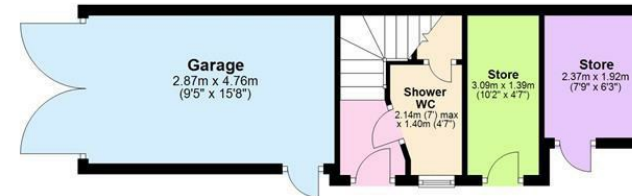




Annexe First Floor
Approx. 11.9 sq. metres (128.2 sq. feet)



Annexe Ground Floor
Approx. 30.6 sq. metres (329.8 sq. feet)



Total area: approx. 211.3 sq. metres (2274.4 sq. feet)



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