



1 Fulfen Cottages Cappers Lane, Nr Whittington
Lichfield WS14 9JP

Downes & Daughters
ESTATE AGENCY

1 Fulfen Cottages Cappers Lane, Nr Whittington Lichfield WS14 9JP £475 000

A rare opportunity to acquire a delightful three bedroom family home with possible 'small holding' or 'equestrian' potential, situated in an attractive rural position, between Whittington & Lichfield. This impressive package now comes with the added benefit of 1 acre of land surrounding the property, with separate gated access. Surrounded by rolling Staffordshire countryside on all sides, this section of Cappers Lane will eventually become a 'no through road', falls with the King Edward's catchment area and is conveniently located for amenities at both Whittington & Boley Park, not to mention the popular Plough Inn Pub & Restaurant only a short distance away. The house itself offers wonderfully bright and stylishly presented accommodation over two floors, with the ground floor providing an entrance hallway, utility and WC, dining room opening to a stylish kitchen and a spacious living room, whilst the first floor boasts a landing, three bedrooms and a bathroom. All with impressive open views. The real treat lies outside with a neat lawned garden on three sides, gated driveway parking, a detached garage and large shed and the afore mentioned 1 acre of surrounding paddocks.

Viewing really is essential to appreciate the remarkable nature of this impressive home and its future potential.

GROUND FLOOR

Entrance Hallway • Multi-use Utility & Guest Cloakroom With Stable Door To... • Open Porch Seating & Storage Area • Dining Room Opening To... • Kitchen • Living Room

FIRST FLOOR

Landing With Loft Access • Bedroom One With Delightful Rural Views • Bedroom Two With Open Outlook • Bedroom Three With Open Outlook • Modern Family Shower Room

OUTSIDE

Neat Lawned Gardens To Front, Side & Rear • Stylishly Planted Beds & Borders • Mature Trees, Shrubs & Hedges • Gated Driveway Parking • Garage & Storage Shed • Rear Porch Seating & Storage Area • Surrounding Paddock Land Of 1 Acre In Total With Separate Gated Entry • Tractor Width Link To Second Paddock

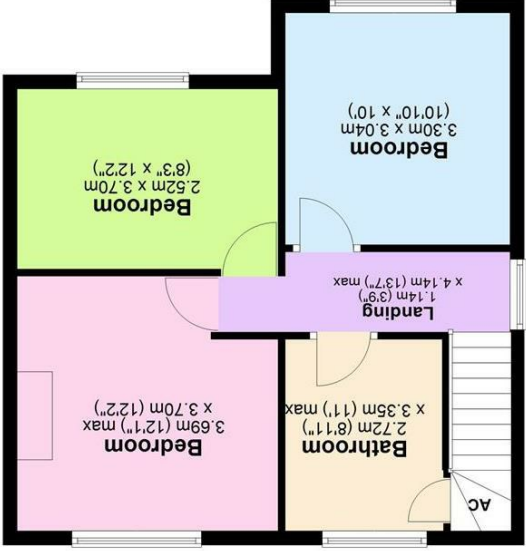
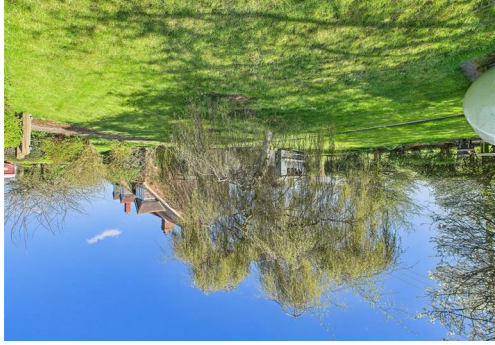
FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band D • Energy Rating F • LPG Central Heating • Sewerage Via Septic Tank • King Edward's Catchment





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



Total area: approx. 111.5 sq. metres (1199.9 sq. feet)

Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
Very environmentally friendly - lower CO ₂ 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 ₂ 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		
81	30	
Current		

