



**PACKINGTON HALL/MEWS, PACKINGTON, WS14 9HJ**  
**£625,000**



Acres' family favourite — this two bedroomed, blissfully unique duplex apartment stands out for its individuality, sheer scale, and welcoming gallery-style entrance. Set within the historic and Grade II listed Packington Hall, originally built in the 18th century, the development has undergone an extensive and thoughtful transformation to blend period grandeur with contemporary comfort. The property benefits from its own private front door, offering a true sense of independence rarely found in apartment living. Ideally situated just a short drive from the vibrant Cathedral City of Lichfield, residents enjoy access to a host of local amenities, boutique shops, popular markets, and excellent transport links — all while being surrounded by charming countryside and characterful neighbouring villages. Internally, the home boasts double glazing and LPG Calor Gas (both where specified), with accommodation briefly comprising: an impressive breakfast kitchen flowing into an open-plan lounge space with utility off, and a superb ground floor bedroom complete with en-suite shower room and walk-in space suitable as a dressing area or home office. A well appointed family bathroom is accessed from the entrance hall. A feature oak staircase rises to a galleried landing, revealing the second bedroom with 'his and hers' en-suite shower room and further walk-in dressing/storage space opposite. Externally, bifolding and secondary doors open to a communal courtyard, while a paved path leads to the home's entrance. An allocated parking space sits before an accompanying single garage. To truly appreciate the scale, design and distinctiveness of this remarkable home, we highly recommend internal inspection.

Beautifully positioned on the ground floor yet offering a rare 'house-style' format with both upstairs and downstairs sleeping accommodation, this exceptional home provides adaptability to suit a variety of lifestyles — whether for families, professionals, or those seeking multi-generational living. The thoughtful design maximises both space and privacy, with the versatility to configure rooms to personal needs. Modern and updated building techniques have been employed throughout, ensuring outstanding energy efficiency, sound insulation, and year-round comfort. This forward-thinking approach to construction, combined with the characterful setting of Packington Hall, creates a truly unique and enduring home environment.



**49 Walmley Road, Walmley, Sutton Coldfield, West Midlands, B76 1NP**  
**Tel: 0121 313 2888 Email: walmley@acres.co.uk**



Set back from the road behind a paved path with lawn to fore, access is also provided to the rear of the accommodation through the courtyard, access to the front is given into:

#### **LARGE ENTRANCE HALL:**

Double doors open to storage and to breakfast kitchen, single doors to bedroom and bathroom, radiator, oak gallery stairs lead to first floor.

#### **BREAKFAST KITCHEN THROUGH LOUNGE: 31'06 x 23'03:**

PVC double glazed windows to fore and to rear with bi-folding doors opening to courtyard, matching wall and base units with contrasting kitchen island offering integrated dishwasher, full line fridge and freezer, oven with grill over, wine fridge to island, edged work surfaces with one and a half sink with draining grooves cut to side, electric hob with extractor within, radiators, space is provided to kitchen island for breakfast stools, space for complete lounge suite, door to storage, double doors back to entrance hall and a single door to:

#### **UTILITY: 7'02 x 6'00:**

PVC double glazed windows to rear, matching wall and base units with recesses for washing machine and dryer, edged work surfaces with matching upstands, radiator, door back to breakfast kitchen.

#### **BEDROOM ONE: 30'00 (through walk-in wardrobe / office and bedroom) x 14'05 max / 11'08 min:**

PVC double glazed windows to fore and to rear, radiators, space for double bed and complimenting suite, potential walk-in wardrobe area or office / study, doors back to entrance hall and door to:

#### **ENSUITE SHOWER ROOM:**

Suite comprising shower with sliding splash screen doors, vanity floating



**TENURE:** We have been informed by the vendor the property is Share of Freehold: .  
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.  
Council Tax Band:





wash hand basin and WC, ladder style radiator, tiled splashbacks and flooring, door back to bedroom.

#### **FAMILY BATHROOM:**

Suite comprising bath with splash screen door to side, vanity floating wash hand basin and WC, ladder style radiator, tiled splashbacks and flooring, door back to entrance hall.

#### **STAIRS & LANDING TO GALLERY:**

PVC double glazed windows to fore, radiator, oak stairs advance to the first floor landing with a door opening into:

#### **BEDROOM TWO: 18'03 x 14'00:**

PVC double glazed windows to rear, space for double bed and complimenting suite, radiator, door back to landing and to:

#### **ENSUITE SHOWER ROOM:**

Suite comprising walk-in shower with splash screen door to side, vanity his & hers floating wash hand basins, low level WC, ladder style radiator, tiled splashbacks and flooring, door back to bedroom and door to walk-in wardrobe area.

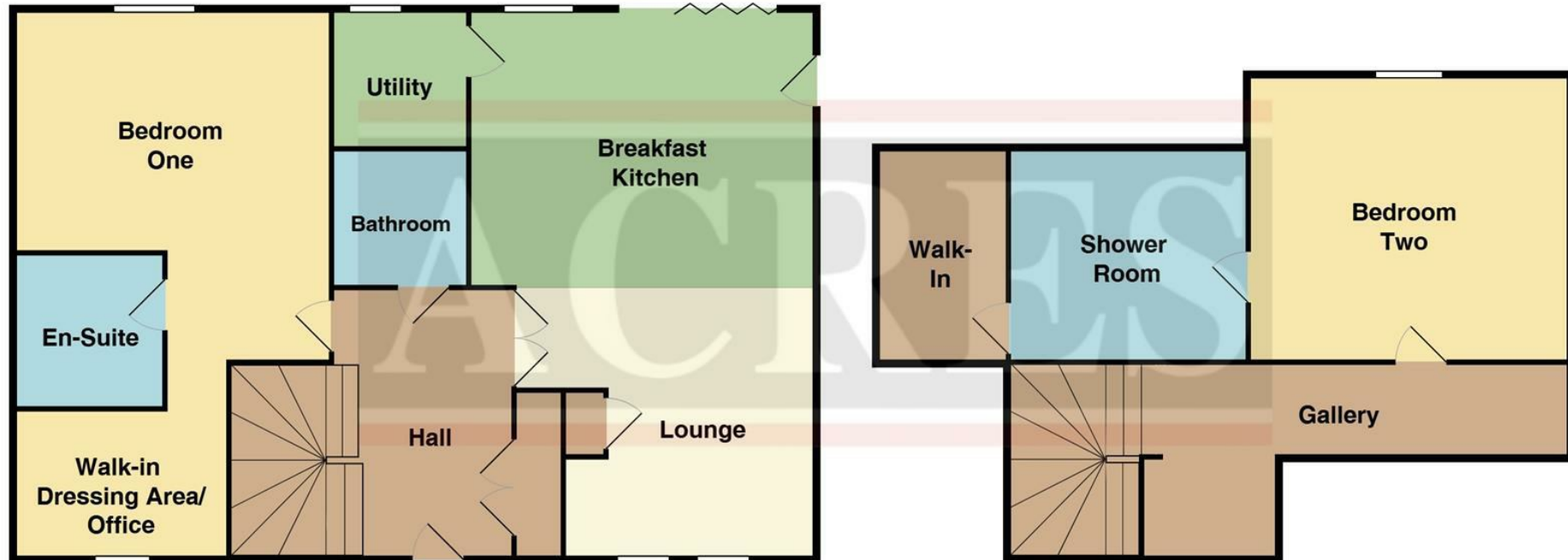


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Packington Hall, Lady Walk, Lichfield, WS14 9HJ



**THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	62	69
EU Directive 2002/91/EC		

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.