



Littlefield House
Market Lane | Lichfield | Staffordshire | WS14 0AU

FINE & COUNTRY

LITTLEFIELD HOUSE

Littlefield House is a simply stunning country residence. Exuding period charm and elegance, this former Victorian vicarage sits on a plot of approximately an acre of land, nestled in the beautiful Staffordshire countryside and offering over 5000 square feet of living space set over three floors, including four reception rooms, seven bedrooms and a separate two-bedroom cottage. Located in the small, picturesque village of Wall, only a short drive to the historic city of Lichfield.





Ground floor:

Accessed through the entrance porch into a grand open hallway, the ground floor has four large reception rooms. Of note are the sitting room and dining room, with their high ceilings, large windows and ornate, period fireplaces, giving a true feeling of period opulence and grandeur.

There is also a dining kitchen, large study room, a family room, WC, utility room and access to the cellar.



Seller Insight

“ We were looking for our family home in this area as it was close to Birmingham for work purposes and good schools in Lichfield. We knew that we wanted Littlefield House before even stepping foot inside as we approached up the driveway and saw this glorious property set in glorious gardens. The attached cottage had potential for multi-generational living and we'd found what we were looking for,” say the owners.

“The cottage was originally stables with a hayloft above and our architect friend beautifully designed it to include two bedrooms, two bathrooms, and its own garden space which has worked well for us as a family. We were keen to renovate the outside of the property to reflect its ecclesiastical past and employed a master craftsman to restore the marvellous wooden porch that had fallen into disrepair.”

“There's something here for everyone. It's ideal for active families as there are footpaths and mountain bike trails nearby and we enjoy all the benefits of country living with outstanding views from every window, yet we're also close to historic Lichfield which has a huge array of amenities, sport and leisure facilities, theatre, quirky independent shops, and coffee shops. Our local pub is within walking distance and the active village hall hosts all kinds of social events and classes such as puppy training and art.”

“We've made full use of our wonderful garden and it's been the scene of many football matches, den building, sleepovers, and family celebrations, including two wedding receptions and special birthdays. The mature trees attract lots of birds and we often see them splashing about in the bird baths outside the kitchen window.”

“The property lends itself well to entertaining. We've had 16 people stay over at Christmas and dine around the huge table in the formal dining room before opening presents in front of the log burner in the drawing room. The kitchen is the heart of the home where we all congregate around the table for endless chit chat whilst our grandchildren play in the sitting room where we can easily keep an eye on them. There's space for older children to enjoy their freedom upstairs and my husband says that the study has been his place of solace.”

“We've lived here for 27 years and I still feel so privileged and fortunate but it's just the two of us now and it's time for another family to benefit from all that Littlefield House and this special location has to offer.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









1st Floor:

The first floor is accessed via a choice of two staircases. The large open landing has plenty of light from two large windows, one of which is a legacy of its ecclesiastic past, being an incredible stone mullion arch window.

From the landing, doors lead off to the various bedrooms, including the master bedroom suite which boasts a large ensuite and its own spacious dressing room.

2nd Floor:

Stairs lead up to the second floor, offering flexible accommodation with various bedrooms, nursery and a bathroom, there is also plenty of storage space and staging areas.















Cottage:

Attached to the garage and main house is the self-contained two-bedroom cottage. Converted from a hay barn, the accommodation has a dining kitchen, dining room, laundry room, downstairs shower room, lounge and two double bedrooms, one of which has an ensuite bathroom, set over two floors. Ideal for family members, guests or a separate rental or Airbnb residence.





**Garage:**

The attached garage has space for parking or storing numerous vehicles, an ideal place to house a vintage car collection.

Outside:

The mature grounds extend to approximately an acre, containing large lawns, mature shrubs and trees, with fencing and hedging to boundaries. The large driveway has on / off access and offers parking for many vehicles.

Area description:

Wall is a small village and civil parish in Staffordshire, England, just south of Lichfield. It lies on the site of the Roman settlement of Letocetum. The parish includes the small villages of Pipehill, Hilton and Chesterfield, and the tiny hamlet of Aldershawe, which is about 1/2 mi (800 m) north of the village of Wall.

Lichfield is located a short distance away and is a beautiful, historic city located in the heart of Staffordshire, just north of Birmingham. Recently voted one of the most desirable cities to live in by the Daily Telegraph, Lichfield is also perfect for a short break or holiday, with streets lined with museums, independent shops, mouth-watering restaurants and luxury accommodation

The city also offers a vibrant nightlife with a mix of countryside pubs and city centre cocktail bars.







Feature bullets:

- Period elegance
- Seven large bedrooms
- Four reception rooms
- Master bedroom suite
- Self-contained two-bedroom cottage
- An acre of land
- Country location
- Freehold
- EPC rating: D
- Council Tax band: G
- The vendor has confirmed that the annexe is rateable for council tax but the current charge is zero.

Services

We understand that mains water, gas, and electricity are connected. There is a cesspool for sewerage.

Local authority: Lichfield District Council

All viewings are strictly by prior appointment with agents Fine and Country.

Broadband Standard Broadband (ADSL) is available in the area

Mobile Coverage 4G & 5G Signal available in the area, we advise to check with your provider.

Title

There are restrictive covenants and easements on this title. Please speak with the agent for further details.

Flood Risk

Although the property is in a very low risk area, groundwater flooding affected the cellar of the property in February 2024 – for the first time in 25 years. A sump pump has since been installed.



GROSS INTERNAL AREA: 5,079 sq ft, 472 m²
 GARAGE TOTAL: 907 sq ft, 84 m²
 BASEMENT: 355 sq ft, 33 m²
 ATTIC: 93 sq ft, 9 m²

OVERALL TOTALS: 6,434 sq ft, 598 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 11.04.2024







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Over 20 years' delivering and managing professional, award-winning and top-ranking property services.

My passion for the property industry has seen me establish several award-winning sales and lettings businesses in Warwickshire and Worcestershire, after a successful career working for large and small independent agencies as well as the corporate sector.

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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