



Hill Hall Barn, Old London Road,  
Lichfield, WS14 9QW

**PAUL  
CARR**  
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EXCLUSIVE & RURAL HOMES

# Hill Hall Barn, Old London Road, Lichfield

Hill Hall Barn is a beautiful characterful property which offers you the country lifestyle you desire whilst only being a stone's throw from the vibrant cathedral city of Lichfield, which can provide independent coffee shops, restaurants, retail stores, and even direct transport into London via Lichfield Trent Valley train station.

An internal inspection of the property reveals an entrance hall, country kitchen with shaker style units, breakfast bar area, stone floors, vaulted ceiling with exposed wooden beams, an Aga range cooker, and a door which provides access to the rear courtyard garden. Off the kitchen is a ground floor bedroom with its own modern shower room. The main living accommodation is open plan and enjoys multiple aspect views across open countryside, and the front and rear gardens, this space is unique for a property of this style and provides a brilliant space in which to relax, or entertain, the exposed beams, wooden flooring, and exposed brick built open fire create a lovely feel.

To the first floor there are three further bedrooms with even more character and charm as the theme of exposed beams and original features continues on this floor. Completing the internal accommodation is the principal bathroom with floor to ceiling tiling, pedestal wash hand basin, WC, and bath with a shower over.

Outside the property has three main areas, the courtyard garden to the rear, the open lawned gardens to the front and side which in turn leads to the offroad parking area, but also an incredible 0.75 acre paddock.

This is a truly beautiful property in a stunning location, and fantastic opportunity.







Oil  
Vinegar

KITCHENCHEF















**Additional Information**

**We are informed that main gas, electric, water and drainage are connected**

**Council Tax Band**

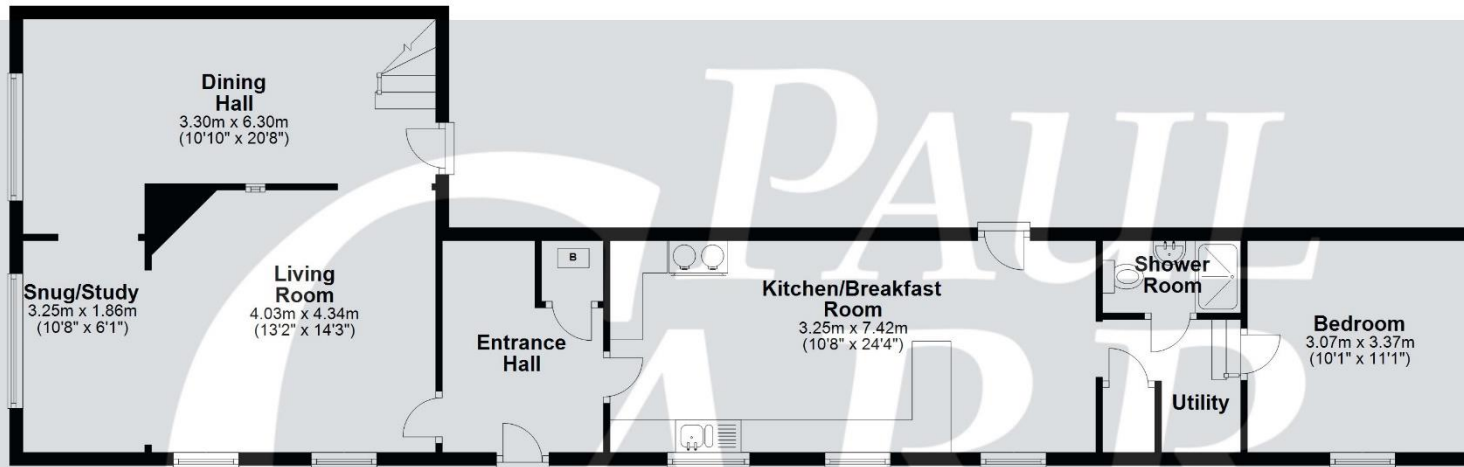
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**Tenure**

**Freehold**

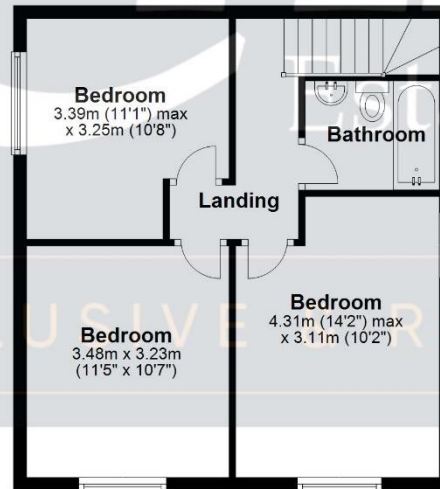
### Ground Floor

Approx. 92.5 sq. metres (995.8 sq. feet)



### First Floor

Approx. 45.0 sq. metres (484.8 sq. feet)



Total area: approx. 137.6 sq. metres (1480.6 sq. feet)

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