



The Drift House
Edial Farm Mews

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Lovett&Co. Estate Agents are delighted to offer for sale this stunning four bedroom barn conversion set in a rural location with views over the surrounding countryside and horse paddocks.

Situated on Edial Farm Mews, access from Woodhouses Road off of the Lichfield Road, the property is superbly located for access to both Lichfield and Burntwood.

Positioned on a large corner plot the property has parking for at least four vehicles, as well as a large lawn garden with patio area plus a private decking area to the other side of the building.

Internally the spacious property features: entrance porch, reception hallway opening to the high spec kitchen, further opening to the lounge with feature fireplace, doors to two bedrooms, each with an en-suite, gallery landing over looking the hallway with lots of storage cupboards and doors to the two double bedrooms and shower room.

Offering a perfect mix of character charm and modern conveniences the stand out features of the property include: oak flooring in the lounge and kitchen, granite work top and island in the kitchen plus a





range of integrated appliances, original oak beams present throughout, spot lighting plus fully tiled bathrooms suites.

PORCH:

Side entrance door, light point, tiled flooring, windows to the side and further entrance door to the reception hallway.

RECEPTION HALLWAY:

Oak flooring, ceiling light point, radiator, wooden staircase to the gallery landing, opening to the kitchen.

KITCHEN:

18' 10" x 16' 9" (5.74m x 5.11m)
Range of matching wall and modern fitted base units in a black gloss finish incorporating cabinets, drawers and luxury granite work surfaces and kitchen island with breakfast bar, inset bowl sink and drainer with mono tap, integrated appliances including: electric oven, grill, induction hob with retractable extractor, coffee machine, dishwasher, washing machine, oak flooring, spot lights, windows and door to the garden, door to a large store cupboard, opening to the lounge and doors to two bedrooms.



LOUNGE:

18' x 13' (5.49m x 3.96m)
Feature fireplace with multi fuel burner effect electric fire and brick surround, radiator, oak flooring, ceiling and wall light points, full height windows to the garden.

BEDROOM ONE:

15' x 8' 6" (4.57m x 2.59m)
Carpeted flooring, radiator, ceiling light point, windows to the side and rear, door to the en-suite bathroom.

EN-SUITE BATHROOM:

Fully tiled white suite comprising: bath, cabinet wash hand basin and low level W/C, spot lights, extractor fan, heated chrome towel rail.

BEDROOM TWO:

15' x 9' 11" (4.57m x 3.02m)
Carpeted flooring, ceiling light point, radiator, window to the rear, door to the en-suite shower room.

EN-SUITE SHOWER ROOM:

Fully tiled white suite comprising: walk in shower cubicle, cabinet wash hand basin and low level W/C, spot lights, extractor fan, heated chrome towel rail.

FIRST FLOOR GALLERY LANDING:

Carpeted flooring, ceiling light points, Velux skylights, four large store cupboards / wardrobes, doors off to two bedrooms and the shower room.

BEDROOM THREE:

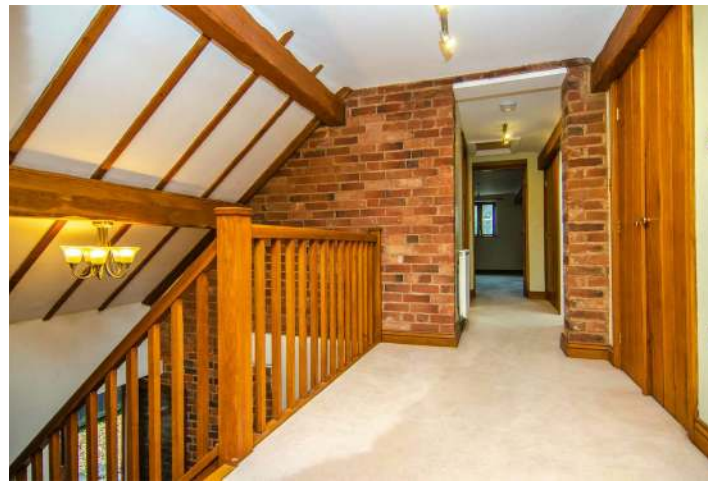
15' 4" x 12' 6" (4.67m x 3.81m)
Carpeted flooring, ceiling light point, radiator, window to the rear, doors to the eaves storage areas.

BEDROOM FOUR:

12' 6" x 10' 8" (3.81m x 3.25m)
Carpeted flooring, ceiling light point, radiator, window to the front, doors to the eaves storage areas

SHOWER ROOM:

White suite comprising: walk in shower cubicle, wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling spot lights, extractor fan and heated chrome towel rail.





EXTERNALLY:

At the front is a gravel driveway with parking for up to four vehicles which leads to the front entrance door and gated access to the garden and decking areas. The garden is enclosed by fenced borders and features; patio area ideal for entertaining, large lawn perfect for children and pets to play, plus a garden shed. To the other side of the property is a private decking area.

VIEWING:

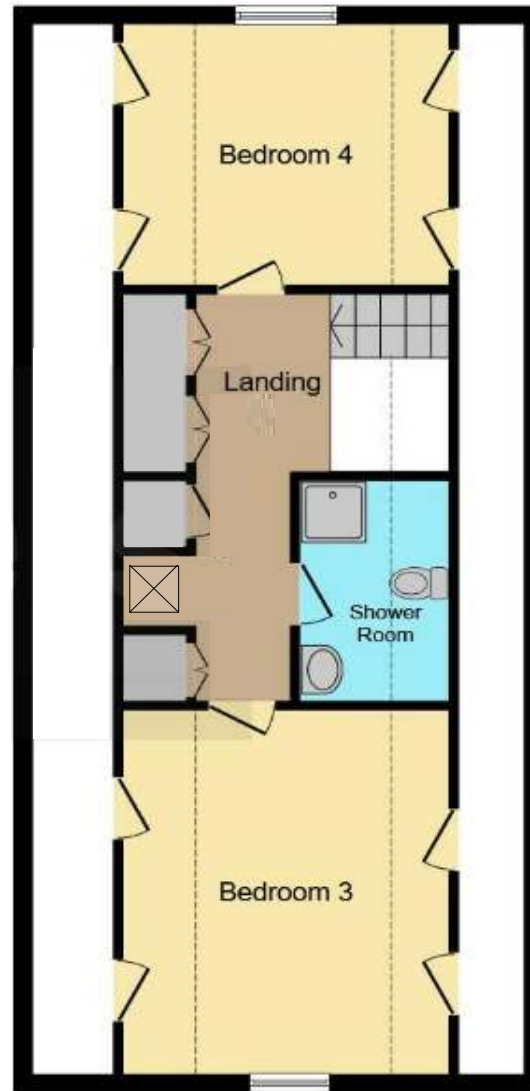
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



