



# The Courtyard

## Fisherwick Wood Lane



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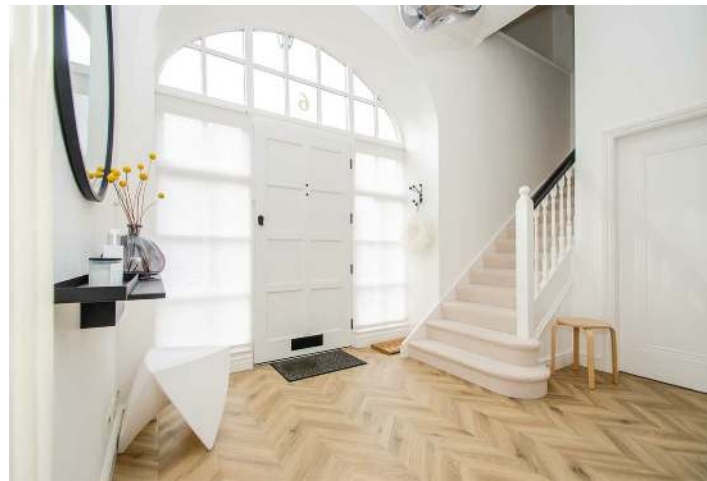
Stunning Grade II Listed Georgian Mews House in Exclusive Private Estate

Lovett & Co. Estate Agents are delighted to present this exceptional three-bedroom Georgian mews house, nestled within a prestigious private estate alongside a select few other properties.

Originally serving as the grooms' quarters for Fisherwick Hall, this Grade II listed home seamlessly blends traditional character with contemporary luxury. High ceilings, grand Georgian windows, and elegant period features complement modern upgrades, including a high-end Porcelanosa kitchen and stylish bathrooms. The result is a beautifully light-filled and spacious home, exuding charm and sophistication.

Accessed via a private road adjacent to the fisheries, this countryside retreat enjoys a truly picturesque setting. Residents benefit from a double garage with space for two cars, additional allocated parking, a communal clothes drying area, a dedicated bin store, and maintained gardens which can be enjoyed by all the residents.

The property welcomes you with a grand entrance hallway leading to a spacious lounge, complete with a charming front study area. The luxury fitted kitchen and





dining area provide a perfect space for entertaining, while a convenient guest WC completes the ground floor. Upstairs, an impressive open landing leads to three generously sized double bedrooms, including a stunning en-suite to the master bedroom. A beautifully designed family bathroom serves the remaining bedrooms.

This exquisite Georgian mews home offers an exceptional blend of history, luxury, and countryside living.

The Courtyard is a Freehold property with a monthly charge for the upkeep of communal areas and the private road.

Additional Features:

- Luxury Amtico flooring with under-floor heating
- Porcelanosa fitted Kitchen and Bathrooms
- Allocated parking and double garage
- Fibre optic broadband connection
- Mains water and electricity
- LPG tank and boiler for heating and hot water

The property is ideally situated near the charming village of Whittington, offering a range of local amenities, including convenience stores, traditional pubs, takeaways, and well-regarded schools. For a wider selection of shops, restaurants, and services, the nearby city of Lichfield provides excellent facilities, along with intercity and cross-country rail connections from both Lichfield Trent Valley and Lichfield City stations.

### **ENTRANCE HALLWAY:**

Archway with windows and entrance door into the hallway, Amtico flooring with under-floor heating, ceiling light point, stairs to the





first floor and doors into the lounge, kitchen-diner and guest WC.

### **LOUNGE:**

21' 1" x 16' 7" ( 6.43m x 5.05m )

Feature ornamental fireplace, Amtico flooring with under-floor heating, Georgian sash windows to the rear and large arched window to the front with space for a writing table and chairs.

### **KITCHEN-DINER:**

14' 4" x 13' 8" ( 4.37m x 4.17m )

Range of matching luxury fitted wall and base units incorporating, cabinets, drawers and Silestone work surfaces with inset bowl sink and drainer with mono tap, integrated oven and grill plus 5 ring gas hob with extractor hood, further integrated fridge, freezer, dishwasher, washing machine and dryer, dining space with room for table and chairs, ceiling light point and spot lighting, Amtico flooring with under-floor heating, Georgian sash window to the rear.

### **GUEST WC::**

Modern fitted luxury suite comprising a low level WC and cabinet wash hand basin, spot lights, heated towel rail, Amtico flooring and under stairs storage.

### **IMPRESSIVE OPEN LANDING:**

Carpeted flooring, ceiling light point, Georgian sash window to the front, doors off to three bedrooms, family bathroom and airing cupboard plus loft access hatch.

### **BEDROOM ONE:**

13' 6" x 12' 3" ( 4.11m x 3.73m )

A range of fitted wardrobes, carpeted flooring, radiator, ceiling light point, Georgian sash window to rear and door to the en-suite.





### **EN-SUITE:**

Luxury fitted suite comprising: walk in shower cubicle, bowl wash hand basin set on wooden worktop, floor to ceiling tiling, heated towel rail and spot lights.

### **BEDROOM TWO:**

13' 10" x 9' 8" ( 4.22m x 2.95m )

Carpeted flooring, ceiling light point, radiator and Georgian sash window to rear.

### **BEDROOM THREE:**

13' 3" x 7' 10" ( 4.04m x 2.39m )

Carpeted flooring, ceiling light point and spot lighting, radiator and Georgian sash window to the front. Currently set up as a dressing room.

### **FAMILY BATHROOM:**

Superbly appointed luxury suite comprising: free standing bath with chrome side taps and shower attachment, wall mounted wash hand basin set on drawer unit, low level W/C, wall mounted mirror, floor to ceiling tiling, spot lighting and sash window to the rear.

### **DOUBLE GARAGE:**

Twin opening up and over metal front doors, with space for two vehicles, plus the option to add attic storage.

### **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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