



The Coach House  
Grange Lane, Lichfield

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## Grange Lane



Lovett&Co. Estate Agents are delighted to present this exceptional four-bedroom Grade II Listed character home, set within idyllic rural surroundings on the outskirts of Lichfield.

The Coach House offers the best of both worlds—tranquil countryside living with the convenience of Lichfield’s vibrant city centre just a short drive away. This charming and versatile home is perfect for those seeking a peaceful retreat without feeling isolated from everyday amenities.

Beautifully blending period charm with thoughtful modern touches, the property boasts generous living accommodation across two floors. The ground floor features multiple spacious reception rooms, ideal for both relaxed family life and entertaining, while the first floor offers four well-proportioned double bedrooms.

Externally, the home benefits from ample parking to the rear, a private gated driveway, and beautifully maintained gardens that wrap around the property—ideal for families and summer gatherings. A large outdoor store provides excellent additional space and is currently utilised as a games room with a Sky TV connection, adding further flexibility to the home.





The accommodation briefly comprises: a welcoming entrance hallway, principal lounge, guest WC, dining/sitting room, charming farmhouse-style breakfast kitchen, separate utility room, home office, and a further sitting room. Upstairs, a stunning galleried landing leads to the main family bathroom, master bedroom with en-suite, second bedroom with en-suite, and two further double bedrooms.

This truly unique property must be viewed to fully appreciate its charm, space, and setting.

Service to the property include: mains water ad electricity. The hot water and central heating are provided by an LPG Worcester Bosch boiler (approx 4 years old). The LPG storage tank holds 1800 litres. The communal septic tank provides sewerage to this and the surrounding properties, and is emptied approx twice a year.

Situated just north of the cathedral city of Lichfield, with its diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available with Lichfield City Station & Lichfield Trent Valley. The area falls into the catchment for The Friary Secondary School.



### **RECEPTION HALL:**

Entrance door and windows from the garden, stone tiled flooring, radiators, large storage cupboard, carpeted stairs to the first floor, French doors to the lounge and further doors to the WC and dining room.

**PRINCIPLE LOUNGE:**

17' 7" x 16' 5" (5.36m x 5.00m)

Feature recess fireplace with space to mount a TV, laminate flooring, ceiling light points, radiators, windows to the front and rear and door to the garden.

**DINING/SITTING ROOM:**

11' 7" x 15' 11" (3.52m x 4.86m)

Versatile room with door from the kitchen ideal for use as both a dining room and further sitting area, with: laminate flooring, ceiling light points, radiators, window to the rear, French doors into the garden, and doors to the hallway, office and kitchen.

**BREAKFAST KITCHEN:**

18' 4" x 9' 10" (5.58m x 3.00m)

Range of matching farmhouse style wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, range cooker, tiled flooring ceiling spot lights, windows and stable style door to the garden, breakfast area with space for dining table and chairs, door into the utility.

**UTILITY ROOM:**

9' 10" x 6' 1" (3.00m x 1.85m)

Further range of wall and base units, with fitted cabinets, work tops, sink and drainer with mono tap, space and plumbing for numerous white goods, laminate flooring, spot light and door into the second sitting room.

**SITTING ROOM:**

18' 5" x 16' 5" (5.61m x 5.00m)

Another versatile room, currently a sitting room, but previously a games room, it features: built in storage cupboards, one of which houses the boiler, laminate flooring, wall light points, radiators, French doors and windows to both the front and side.





#### **OFFICE:**

6' 1" x 6' 1" (1.85m x 1.86m)

Fitted cabinets and desk tops, light point and door to the dining/sitting room.

#### **FIRST FLOOR GALLERY LANDING:**

Central staircase with wooden balustrade, carpeted flooring, ceiling light point, doors to the main family bathroom and master bedroom, plus opening to the hallway, leading to the three further bedrooms.

#### **MASTER BEDROOM:**

15' 1" x 16' 4" (4.61m x 4.98m)

Twin built in double wardrobes, laminate flooring, radiators, ceiling light and fan point, window to the front and door to the en-suite.

#### **EN-SUITE:**

6' 1" x 5' 5" (1.86m x 1.66m)

Modern suite comprising: large walk in shower cubicle, wash hand basin, low level WC, heated towel rail, spot lights and extractor fan.

#### **BEDROOM TWO:**

12' 2" x 12' 6" (3.70m x 3.80m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator, window to front and door to the en-suite.



#### **EN-SUITE:**

4' 9" x 6' 10" (1.46m x 2.09m)

Modern suite comprising: walk in shower cubicle, wash hand basin, low level WC, radiator, spot lights and extractor fan.

#### **BEDROOM THREE:**

14' 7" x 12' 10" (4.44m x 3.91m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator, window to front.

**BEDROOM FOUR:**

13' 9" x 12' 10" (4.18m x 3.91m)

Large walk in wardrobe (with potential to convert into further en-suite), carpeted flooring, ceiling light point, radiator and window to front.

**FAMILY BATHROOM:**

9' 3" x 5' 5" (2.82m x 1.65m)

White suite comprising: roll top bath with side tap and shower attachment, pedestal wash hand basin, low level W/C, wall tiling, heated towel rail, laminate flooring, spot lights, and window to the front.

**VIEWING:**

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

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