Five Bar House, Netherstowe Lane, Curborough, WS13 8EJ

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Residing with delightful wrap around gardens bordered by open views is Five Bar House, an beautifully presented five bedroom barn conversion showcasing a quality finish, a wealth of character and an idyllic setting on the rural borders of Lichfield. Approached via an electric gated driveway through picturesque countryside, Five Bar House forms part of an exclusive courtyard development in this peaceful yet convenient setting, being a short drive or a 50 minute walk into Lichfield city centre. There are beautifully maintained communal grounds including an attractive wildlife pond, further enhancing the tranquil surroundings, and far-reaching countryside views can be enjoyed along the approach and from the property, creating a real sense of escape while remaining exceptionally well connected to local commuter routes and amenities.

The thoughtfully designed interiors highlight the appeal of a traditional barn conversion, having vaulted ceilings, exposed beams and brickwork throughout, alongside feature interior glazing, quality bathrooms and a modernised breakfast kitchen. The reception hall features full height glazing through to the spacious lounge, with two further reception rooms providing a formal dining room and study. The kitchen has been refitted to a superb standard with shaker style units and quartz worksurfaces, and there are also a utility and cloakroom to the ground floor. Upstairs is a fabulous galleried landing with vaulted ceilings and a mezzanine level, with the master bedroom also showcasing stunning beams and having a private en suite. Three additional good sized bedrooms share use of the family bathroom, with a further en suite double bedroom to the ground floor, offering potential for single storey living or a secluded guest suite.

Outside, electric gates service four properties within the courtyard, each having ample allocated parking and shared visitors parking. Five Bar House benefits from parking to both the front of the barn and the double garage, with the mature gardens enjoying an excellent degree of privacy and extending to 0.2 acre. The property is serviced by hardwood double glazed windows, and LPG central heating system and a private drainage system shared between four properties.

Enjoying a prestigious setting on the borders of Lichfield, Five Bar House lies just three miles from the Cathedral City of Lichfield, placing an excellent range of everyday amenities and schools within easy reach.

The handsome city centre and its excellent amenities can be reached within a few minutes drive or an approximately 50 minute walk, where an array of pubs, cafes and restaurants and supermarkets can be found. Leisure and cultural pursuits can be enjoyed at the Garrick Theatre historic medieval Cathedral and Beacon Park, an area of over 70 acres of community gardens and parkland, and the city hosts a variety of community events and festivals catered to music, art and food throughout the year.

Five Bar House lies within the catchment area for Kings Edwards and The Friary, with a variety of independent schools including Lichfield Cathedral School, Twycross, Denstone also being easily accessible.

The property is ideally positioned for commuters, with convenient access to the A38, A515, A5 and M6 Toll, providing excellent connections throughout the Midlands and beyond. Rail services are available from both Lichfield City and Lichfield Trent Valley, offering connections to Birmingham and direct services to London. Birmingham Airport and East Midlands Airport are also within convenient driving distance, making this peaceful countryside location particularly well placed for both business and leisure travel.

From the central courtyard, an arched glazed door opens into the **Reception Hall,** having solid oak flooring and oak staircase rising to the first floor landing with under stairs storage. Full height oak framed windows and a door lead into:

Lounge 6.93 x 5.36m, 2.2m (approx. 22'9 x 17'7, 7'3)
A spacious dual aspect reception room having solid oak flooring, a window to the rear and French doors with windows either side opening out to the gardens. An exposed brick chimney breast with oak beam above houses a wood burning stove set to quarry tiled hearth and a glazed door gives access to the south facing courtyard to the front

Study 2.85 x 2.30m (approx. 9'8 x 7'7)
A versatile reception room ideal as a home office or French doors with windows either side opening onto the gardens

Breakfast Kitchen 4.4 x 4.11m (approx. 14'5 x 13'6) refitted to a superb standard, the kitchen comprises a range of shaker style wall and base units with marble finish quartz worksurfaces over, housing a Belfast sink, a Rangemaster stove which is included in the sale and integrated appliances including dishwasher and fridge freezer. Impressively high vaulted ceiling feature imposing beams and rafters with atmospheric uplighters, the island houses a breakfast bar and there are windows to two sides. A wide glazed door opens out to the side aspect where there is a secluded block paved courtyard with access both out to the front and into the gardens, and a door leads into the **Utility**

Dining Room 4.52 x 3.3m (approx. 14'10 x 10'10) again showcasing a wealth of character, full height arched window face the side bordered with original brickwork and there is a door opens in out to the rear garden

Utility 3.15 x 1.44m (approx. 10'4 x 4'9)
A useful space upgraded with a range of wall and base units having complementary work surfaces over, housing an inset steel sink with side drainer and spaces for a washing machine, tumble dryer and fridge. A window faces the side aspect and a door opens into the **Boiler Room** housing the consumer unit, boiler and hot water tank

Cloakroom
Accessed from the hallway and comprising pedestal wash basin and low level WC, with tiled surrounds and oak flooring

Oak stairs rise to the **Galleried Landing,** featuring a striking array of exposed beams. Skylights provide plenty of natural light and there is a useful mezzanine level currently used as a music room. Doors lead into the **Airing Cupboard** and:

Master Bedroom 5.3 x 4.8, 2.6m(approx. 17'5 x 15'9, 8'6)
With magnificent exposed beams and rafters, this impressive principal bedroom has a window overlooking the rear garden and a further interior window to the landing. With private use of:

En Suite 2.7 x 2.1m (approx. 8'10' x 6'10')
A modern suite comprises wash basin set to vanity unit, WC and walk in shower, having Karndean flooring, tiled splash backs and a chrome heated towel rail

Bedroom Three 5.17 x 2.7, 2.48m(approx. 17'0 x 8'10, 8'2)
A spacious double room having exposed beams, window overlooking the gardens and rural views beyond and double doors into fitted wardrobe

Bedroom Four Dressing Room 2.57 x 2.43m (approx. 8'5 x 8'0)
A versatile addition to the fourth bedroom ideal as a study or seating area or dressing room, having exposed beams, a skylight and an opening into:

Bedroom Four 3.2 x 2.51m (about 10'6 x 8'3)
A charming double room having a wealth of exposed beams and character, oak framed interior windows to two sides and useful eaves storage

Bedroom Five 2.6 x 2.48m (approx. 8'6 x 8'2)
A good sized fifth bedroom having window to the side

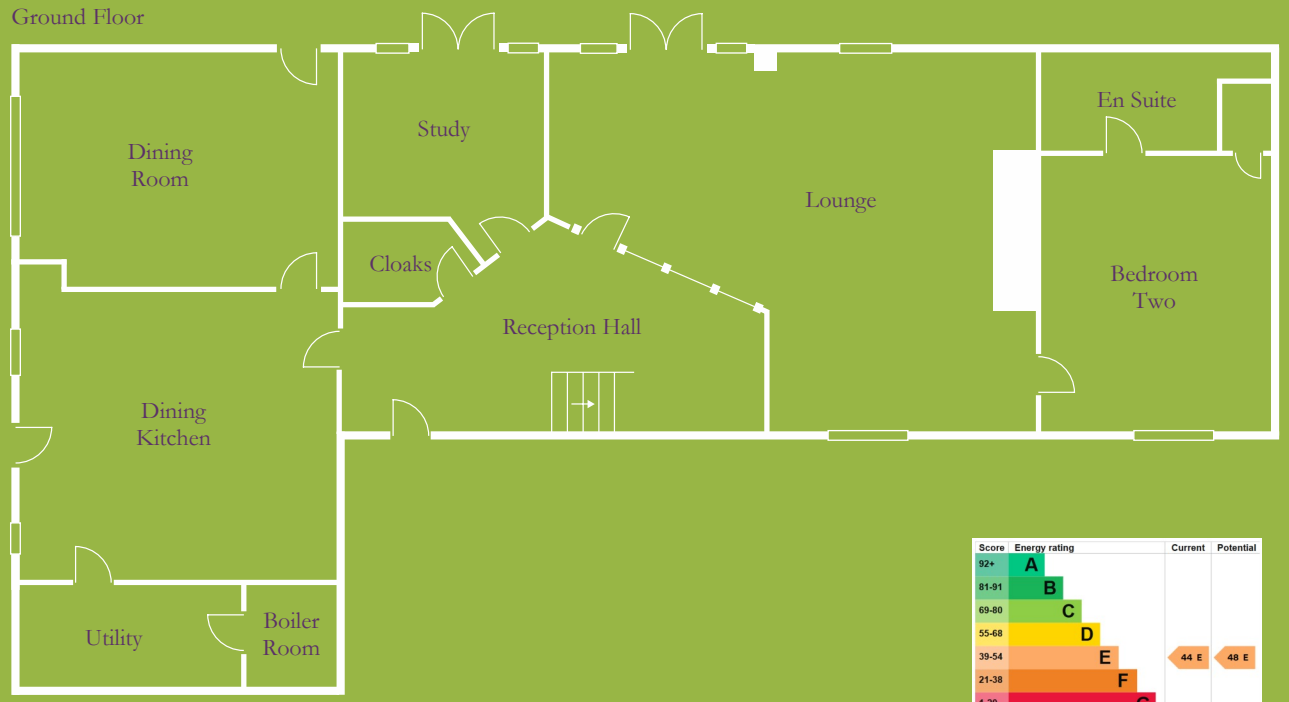
Family Bathroom 2.6 x 1.91m (approx. 8'6 x 6'3)
Comprising pedestal wash basin, low level WC and bathtub with shower unit over, having tiled flooring, tiled splash backs and a chrome heated towel rail

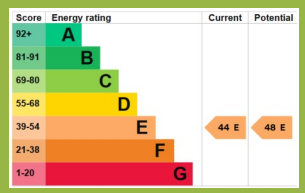
Bedroom Two 3.91 x 3.24m (approx. 12'10 x 10'8)
Accessed from the ground floor lounge this versatile room is ideal as a guest room or for those requiring single storey living. With a window overlooking the courtyard, a built in wardrobe and a door into:

En Suite
Fitted with a pedestal wash basin, low level WC and a refitted double shower, with tiled splash backs and flooring, and a feature shelved open recess

Floor Area: 2,110 ft² 196 m²

Ground Floor





First Floor

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Outside

Five bar House is approached via electrically operated remote controlled gates which open into the courtyard, where a lengthy private drive leads through beautifully maintained communal grounds and past a delightful wildlife pond with a picnic area, which are shared with the three neighbouring homes. The road turns into a large gravelled courtyard with ample allocated parking for each property, as well as a additional visitors parking. Five Bar House benefits from parking both to the fore of the barn and in front of the **Double Garage.** Twin timber doors open into the garage which has power, lighting and external lantern lights

0.2 Acre Gardens

Extending to the side and rear of the barn is block paved courtyard with gated access out to the front, providing a pleasant area for alfresco dining, with access into the kitchen. A paved terrace to the rear aspect leads onto shaped lawns edged with mature foliage and hedges, all enjoying privacy and an open outlook. to the top of the garden is a further area housing a shed, being ideal as a kitchen garden or children's play area, and the exterior of the property benefits from lighting and water

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Ph 10.09.2026