



THE TUDORS, 17 GAIA LANE

Lichfield, Staffordshire, WS13 7LW



A RARE OPPORTUNITY IN THE CENTRE OF LICHFIELD

An outstanding opportunity to acquire a detached bungalow of over
3,500 sq ft on Lichfield's most sought-after road.



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EPC

D

Local Authority: Lichfield District Council

Council Tax band: F

Tenure: Freehold

Services: Mains electricity, water, gas and drainage.

Guide Price: £1,150,000



THE TUDORS, 17 GAIA LANE

Set in Lichfield's historic Cathedral area, 17 Gaia Lane is an extremely rare opportunity to acquire a substantial single-storey residence extending to over 3,500 sq ft within walking distance of the city centre.

Offering highly flexible and versatile accommodation, the property offers a blank canvas to create a forever home.

The property has previously benefitted from an approved scheme to remodel, redesign and extend the existing house to create a spacious and contemporary residence which would be unique to this historic location.









THE PROPERTY

A covered porch leads to double entrance doors which open to a spacious porch. The porch leads on to the vaulted entrance hall, which offers a generous welcome together with 'A Frame' beams, exposed brick work and inglenook fireplace with gas fire inset. Doors radiate from the entrance hall to all principal ground floor accommodation. The dual aspect sitting room is filled with natural light and is a spacious reception area with open gas fire. The sitting room could be used flexibly as an additional bedroom or playroom as required.

The kitchen runs from the front to the back of the house, with bi folding doors opening to the rear garden. There is a range of contemporary fitted wall and floor cabinetry set beneath a quartz worksurface. There are a range of integrated appliances including microwave grill, oven, extractor, hob and fridge freezer. The utility room leads off the kitchen and provides further storage and room for additional appliances, as well as access to the guest WC.

The bedroom accommodation is found in the middle wing which leads off from the entrance hall. The principal bedroom is of excellent proportions with views across the garden and a spacious en suite bathroom with separate shower. There are a further two double bedrooms and a family bathroom with separate shower.







Set to the rear of the property and with double doors to the terrace is the exceptionally spacious games room. Spanning over 33 feet in length, the games room offers endless possibilities and could be used as a gym, entertaining space, study, home studio or even a self-contained annexe as required (subject to the necessary consents).

Planning Permission

The current owners, alongside their architects Group D, have developed a scheme to completely remodel the property. The proposal would see the swimming pool wing demolished in part and be replaced with a smaller rectangular extension. The kitchen would be moved into the games room and a new entertaining wing added beyond the kitchen. The grounds would be relandscaped to increase the useable garden area. Although the planning consent granted by Lichfield District Council on 25 April 2023 (reference 23/00203/FUH.) has now lapsed, the approved plans highlight the considerable scope to reconfigure and enhance the property, subject to securing the necessary planning permissions.







SWIMMING POOL

The swimming pool area occupies the westerly wing of the property and is accessed either from the entrance hall or independently via the garden. The space itself is over 42 feet long and incorporates changing facilities to the rear. Whilst in need of various works in order to be operational again as all pool plant has been removed, including the pool boiler, heater and air conditioning unit, the sheer space in this area of the property provides an excellent opportunity for additional accommodation, entertaining or recreational space.

Agents Notes: The property is located in a conservation area.

The driveway serving 17 Gaia Lane is shared with neighbouring properties. 17 Gaia Lane has a right of way over the shared section, and a neighbouring property has a right of way over the part within 17 Gaia Lane's boundary, with maintenance costs shared.







GARDENS & GROUNDS

A driveway leads off Gaia Lane to a large parking area. The parking area leads to a double garage with two separate single doors. There is access via both sides of the house to the rear gardens. There is an expansive rear terrace which fills the area between two wings of the house and provides an excellent, sheltered entertaining area.

The remainder of the garden is predominantly laid to lawn and wraps around the rear and sides of the house.

All in all, the plot totals approx. 0.32 acres





LOCATION

Set on one of Lichfield's most sought-after roads, 17 Gaia Lane enjoys a peaceful, secluded setting just moments from the city's most iconic landmarks. Minster Pool, Stowe Pool and Beacon Park are all within a five-minute walk, offering excellent opportunities for recreation and relaxation, while Lichfield Cathedral is within direct view and easily reached on foot via The Close. The city itself provides an excellent range of shops, leisure facilities, cultural events and highly regarded schools.

The property is also ideally placed for commuters, with direct rail services from Lichfield Trent Valley to London Euston in as little as 1 hour 14 minutes, alongside regular connections to Birmingham and Sutton Coldfield. Road links are equally convenient, with the A38, A5, M6 and M6 Toll all within easy reach, providing swift access to the wider Midlands and beyond.







17 Gaia Lane, Lichfield
Approximate Gross Internal Area
Main House = 329 sq.m/3542 sq.ft
Outbuilding = 6 sq.m/70 sq.ft
Garage = 31 sq.m/337 sq.ft
Total = 366 sq.m/3949 sq.ft

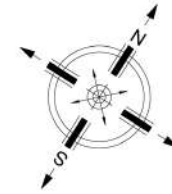


Illustration for identification purposes only, measurements are approximate, not to scale.

We would be delighted
to tell you more.

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