Old London Road

Lichfield, WS14 9QW

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£1,500,000

Hill Hall is an impressive country residence standing in 3.48 acres of grounds including paddocks, formal gardens, four stables, a tack room and garaging for up to 8 vehicles.

Hill Hall is a gorgeous country residence in a rural location standing within 3.48 acres of grounds including paddocks, formal gardens and yard areas. This stunning home has been superbly renovated and modernised by its current owners and now creates a stylish blend of character features with modern and contemporary finishes. This family home is ideally situated in a quiet rural location yet is still conveniently situated for the nearby cathedral city of Lichfield and highly desirable village of Shenstone, also being ideally placed for commuters needing easy access to the A38, A5, M6 Toll Road and M42. Lichfield offers a range of amenities including boutique shops, cosy cafés, markets, pubs, a vast array of restaurants and Beacon Park, Minster and Stowe Pools provide some lovely scenic walks. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston. The nearby village of Shenstone is equally as desirable being ideally situated between Sutton Coldfield and Lichfield and boasts a range of amenities, including a choice of village shops, butchers, hairdressers, library, train station, and superb pubs! Shenstone local train station has direct links into Lichfield and Birmingham New Street.

This impressive five-bedroom country home is approached off the A38 at Swinfen and is set well back from that road being approached off the Old London Road. The property sits amongst various other properties in a small hamlet all of which are surrounded by countryside.

Internally the property comprises; An entrance porch has an opening into the utility room, games room and open plan kitchen/dining/living area.

The first of the four reception rooms is the impressive games room which is superbly proportioned with a wood burning stove, Velux skylights, windows to the front and rear aspects plus a door and window to the rear. It opens into the main hallway plus also has access to a side hall off which is a guest cloakroom and a dedicated home office, that could also be used as a snug.

The cosy living room has carpeted flooring, exposed beams, spotlights to the ceiling, and bi-folding doors opening out to the front of the property.

The heart of the home is the outstanding open plan kitchen/dining/living area featuring a generous dining space, a large living space forming part of the orangery and stylish refitted kitchen having an extensive range of two-tone wall and base units with fitted worksurfaces and a generous selection of integrated kitchen appliances. There are spotlights to the ceiling, tiled flooring, various windows to the front, side and rear aspects. The orangery area has bi-folding doors along with French doors, tiled flooring and a ceiling light point.

Upstairs you have five generous bedrooms, two of which benefit from a mezzanine areas, ideal as playrooms or extra storage. The impressive master bedroom benefits from its own dressing room and en-suite bathroom, bedrooms two and four share a 'Jack and Jill' en-suite and the remaining bedrooms are served by a luxury refitted family bathroom.

Outside - A traditionally constructed games room has uPVC double glazed windows, stable door, exposed ceiling timbers and wooden flooring. There are two garages, the first is a traditionally constructed four car garage with two electronically operated up and over double doors, light and power points. A door gives access to the workshop with a uPVC double glazed door and window, light and power points. The second garage offers additional garaging parking for a further four vehicles.

For equestrian enthusiasts, a stable block comprises four stables and a tack room.

The home benefits from a long sweeping gravel drive giving access to the two garages, stable block and formal gardens with sweeping lawns, natural pond, mature shrubs and trees, and a Swedish style hut. In total the paddocks and land extend to 3.48 acres.

Directions: What 3 Words - ///friction.hobbies.lifeboats
From Lichfield, take the Birmingham Road to Wall Island and then take the A5 towards Weeford Island, turn first left into the lane After approximately 0.5 mile turn left in front of Hill Hall Farm, then turn immediately left along the extensive gravelled driveway leading to Hill Hall.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Traditional
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Septic tank
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Lichfield District Council / Tax Band G
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/02092026

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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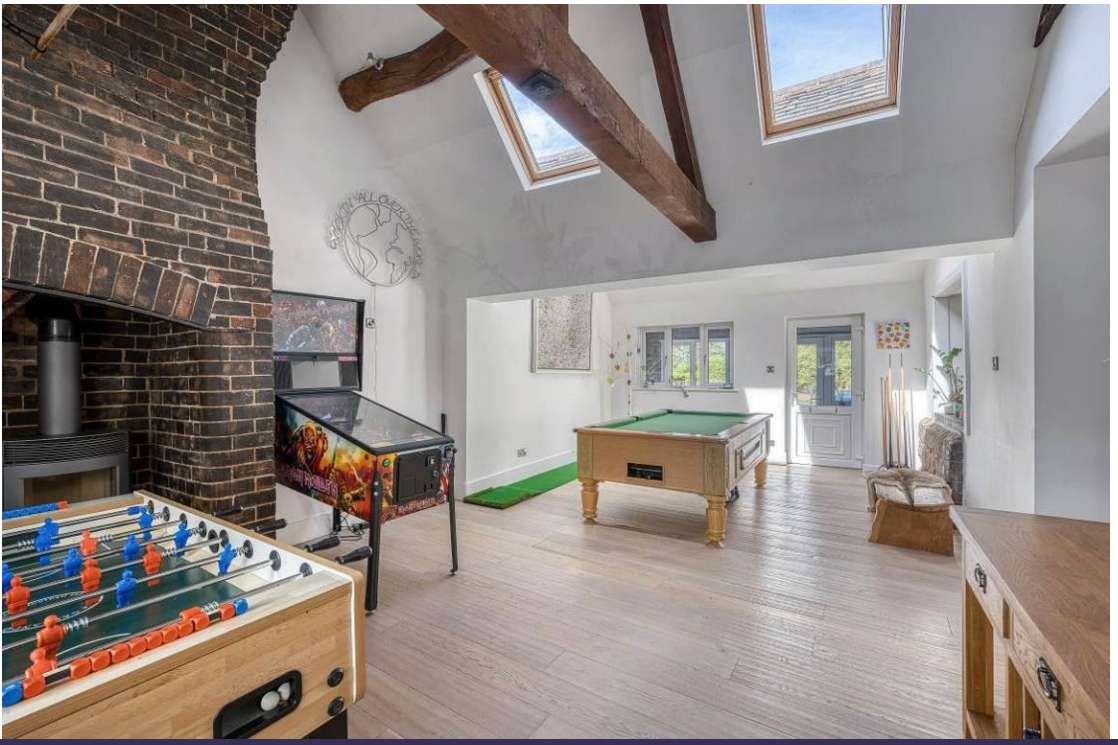
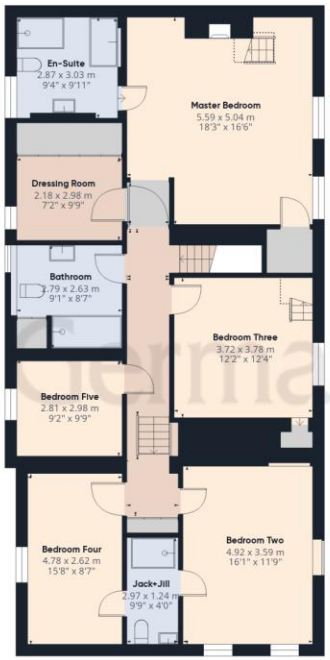
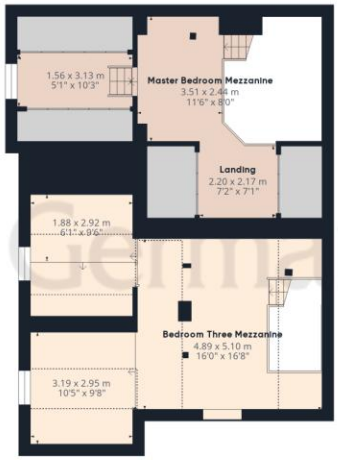


NAUTILUS
Rebound
BODY POWER
FORZA

Ground Floor Building 1



Floor 1 Building 1



N
W E
S

Floor 2 Building 1

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Approximate total area(1)

381.7 m²

4106 ft²

Reduced headroom

21.6 m²

232 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

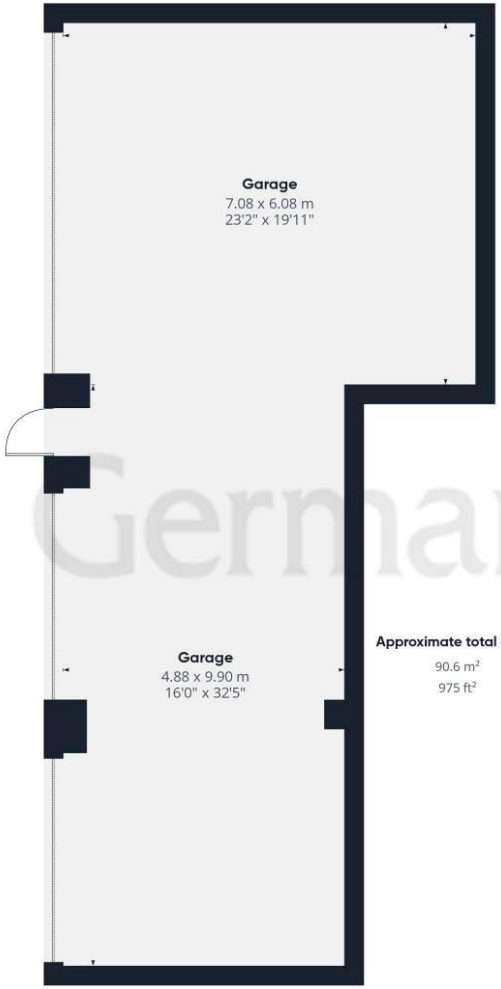
Approximate total area(1)
25.5 m²
274 ft²

N W E S

Ground Floor Building 2

Approximate total area(1)
83 m²
894 ft²

Ground Floor Building 3



Approximate total area(1)
90.6 m²
975 ft²

Ground Floor Building 4

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BREWDOG
PUNK IPA
HARLEY-DAVIDSON
CYCLES

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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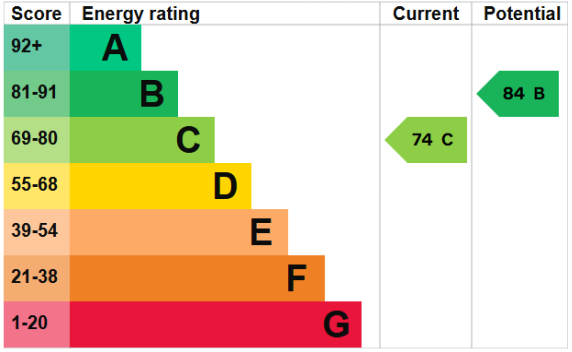

John German
22 Bore Street, Lichfield, Staffordshire, WS13 6LL
01543 419121
lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent

John German