Alderways

Pipehill Lichfield Staffordshire

PH RESIDENTIAL

Alderways

Fosseway Lane Pipehill Lichfield WS13 8JX

Residing within enviable and delightfully secluded half acre grounds is Alderways, a beautifully appointed detached barn conversion set on the picturesque rural borders of Lichfield. Titled after a historic phrase meaning 'all the ways', this exceptional detached three/four bedroom barn conversion overlooks stunning views to all aspects over both surrounding countryside and towards the nearby medieval Cathedral spires of nearby Lichfield.

Originally dating back to 1881 where it served as the carriage house to the neighbouring hall, Alderways retains the appeal of the original residence including impressive A frame beams, exposed brickwork and vaulted ceilings, with more recent upgrades including a new kitchen and refitted bathrooms. Alderways presents a opportunity to reside in this secluded and tranquil yet well connected location, with plenty of further scope to remodel, extend or create ancillary accommodation as desired.

Extending over the generous ground floor are two well proportioned reception rooms plus a fourth bedroom/office, a refitted breakfast kitchen and refitted cloakroom, with two hallways providing both a formal and a working entrance to the barn. To the first floor there are three excellent double bedrooms serviced by a refitted en suite and family bathroom, with the master also benefitting from a fitted dressing area. Double gates open into the expansive driveway where there is secure parking for a number of vehicles, as well as access into the double garage via an electric entrance door. The established half acre plot features a variety of individual and quirky reclaimed installations, hidden pathways and neatly manicured lawns, alongside a 'bath house'/leisure suite, offering superb potential for conversion into an annexe (subject to relevant permissions).

what3words:

///haven.crowd.hello

Enjoying a prestigious setting on the tranquil borders of Lichfield, Alderways lies within a desirable setting ideal for access to nearby commuter routes amenities and schools, as well as being a haven for outdoor pursuits. From the property's doorstep, numerous public footpaths and rambling routes can be enjoyed, with Lichfield and its excellent amenities being within a 20 minute walk.

The handsome city centre is home to an array of pubs, cafes and restaurants, a shopping centre and supermarkets, as well as the scenic Stowe Pools, the historic medieval Cathedral which can be seen from the property, and Beacon Park, an area of over 70 acres of community gardens and parkland. Community events and festivals catered to music, art and food are held throughout the year in the thriving city centre, with the Garrick Theatre also holding year round performances for all ages to enjoy.

The property lies within minutes' drive of excellent state schools including Kings Edwards and The Friary, with a variety of independent schools including the Lichfield Cathedral School, Twycross, Denstone and others also being easily accessible.

Alderways offers an excellent base for commuters, having convenient access to the A515, A38 and M6 Toll, there are two rail stations in Lichfield providing direct links to Birmingham London (in 80 minutes) and the International airports of Birmingham and East Midlands airports are both within a comfortable drive.

Lichfield Centre & Amenities: 2 miles

Lichfield Rail Station: 2 miles
Rugeley Rail Station: 10 miles

Birmingham City Centre: 22 miles
Tamworth Town Centre: 9 miles
Stafford Town Centre: 25 miles

Cannock Chase: 8 miles
Peak District National Park: 28 miles

Birmingham Airport: 20 miles
East Midlands Airport: 35 miles

From beneath a covered veranda, the front door opens into the **Reception Hall**, having stairs rising to the first floor and doors into the two formal reception rooms and cloakroom.

The **Sitting Room** is set to the far end of the barn, featuring an open fireplace to curved brickwork chimney and having French doors opening out to the rear aspect and to a sunny terrace where pleasant views over the gardens can be enjoyed.

Formerly the stables of the carriage house, the **Dining Room** retained a wealth of exposed brickwork, the original haystalls and feed troughs which have been beautifully preserved as a useful display area as well as a focal point. French doors open out to the front overlooking pretty garden views, and a door opens into the **Kitchen**.

Refitted in 2024, the **Breakfast Kitchen** has been upgraded with a range of traditional shaker style wall, base and island units with wood finish worksurfaces over, housing an inset stainless steel one and half sink with mixer. Windows above the windows overlooks idyllic views towards Lichfield and its famed Cathedral spires, there is space for an American fridge freezer and integrated appliances include a dishwasher and washing machine. A recessed with tiled splash back houses a Belling range cooker with induction hob over, the central breakfast bar houses space for breakfast bar stools and quarry tiled flooring extends into the **Rear Hallway** where there is attractive curved brickwork and a door opening onto the driveway.

A further door opens into a versatile third reception room, ideal as an **Office** or **Fourth Bedroom**. A courtesy door opens into the garage, windows overlook the front aspect and part vaulted ceilings feature skylights.

From the **Reception Hall** there is a refitted **Cloakroom**, having a quality suite with pedestal wash basin, WC and half tiled walls, as well as access to under stairs storage.

Windows from the **First Floor Landing** enjoy an idyllic outlook over the gardens and towards viewing beyond, with doors opening into the bedrooms and bathroom.

The **Master Suite** is set to one end of the barn, having dual aspect windows including one facing the front where open views towards Lichfield can be appreciated. The **Dressing Area** has a range of fitted wardrobes, and this luxurious bedroom suite benefits from private use of an **En Suite Shower Room**. a recently refitted Imperial suite comprises wash basin set to vanity unit, WC and an oversized walk in shower, having half tiled walls and a traditional heated towel rail.

Two further double bedrooms share use of the **Refitted Family Bathroom,** which also comprises an Imperial suite with vanity wash basin, WC and bathtub with a shower unit above, as well as a traditional towel rail.

From Fosseway Lane, a gravelled forecourt (shared with one neighbour) leads to double gates opening into the private driveway, where there is **Parking** and turning space for a number of vehicles. An electric entrance door opens into the **Double Garage**, having power, lighting and courtesy doors both into the **Office/Fourth Bedroom** and out to the garden. A traditional veranda with reclaimed cast pillars extends across the rear of the property providing a pleasant covered seating area to one side, as well as access into both hallways.

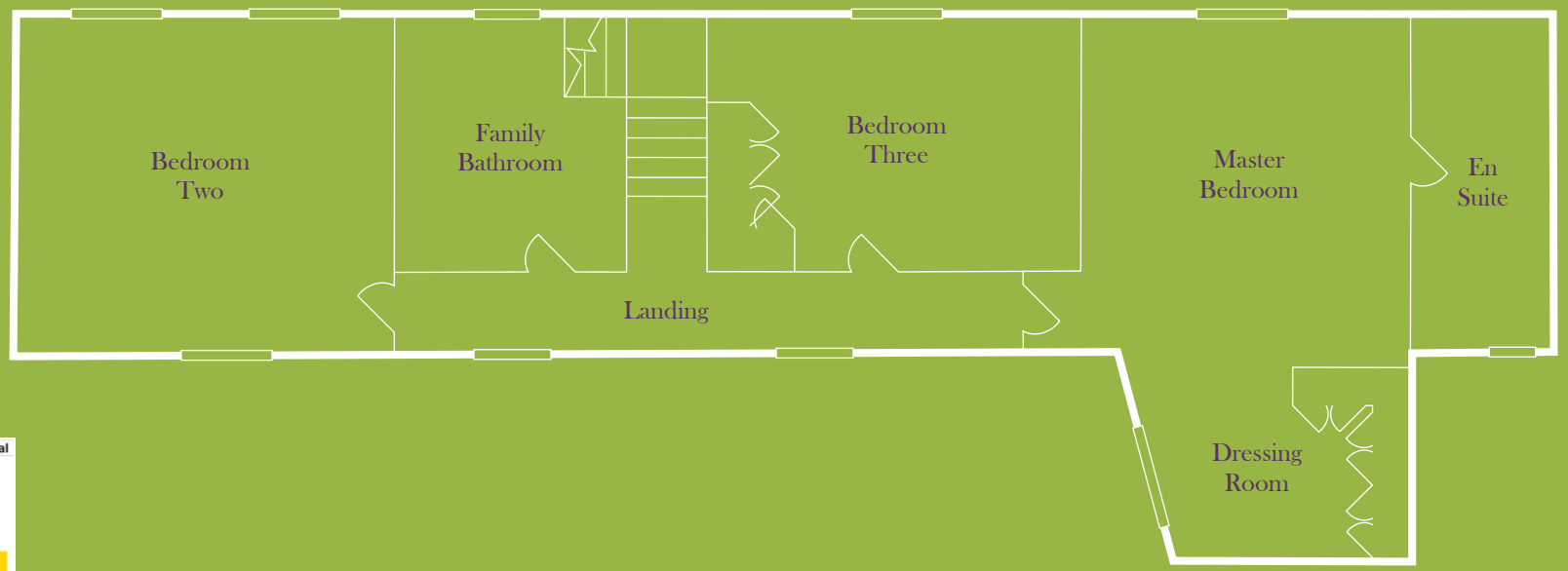
Formal Gardens totalling half an acre extend to the rear of Alderways, enjoying complete privacy and being beautifully maintained throughout. A pillared entrance leads onto the first area of lawn, being bordered by mature foliage and neatly tended borders, with hidden pathways leading down to the top lawns where views over surrounding countryside can be appreciated. To one side of the property there is a walled raised bed providing a **Kitchen Garden**, and the oil tank is housed to the rear of the garage.

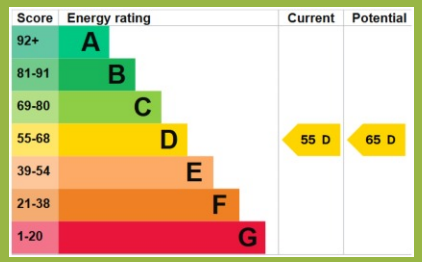
Accessed from within the garden is a fabulous **'Bath House'/Leisure Suite**, having a WC, shower room and a kitchenette with base unit and an inset sink. Windows to two sides of an L shaped room overlook pleasant garden views, and an inset step-in hot tub is included in the sale. Subject to relevant permissions, there is potential to extend the Bath House and convert it into a self contained annexe or Air BnB style rental.

Ground Floor

Leisure Suite

First Floor





Floor Area: 2,218 ft² / 206 m²

Ground Floor

Reception Hall
Sitting Room 5.25 x 3.95m (approx. 17'3 x 13'0)
Dining Room 4.33 x 3.85m (approx. 14'2 x 12'8)
Breakfast Kitchen 5.3 x 3.9m (approx. 17'6 x 12'10)
Inner Hallway
Bedroom Four/Office 5.03 x 5.02m (approx. 16'6 x 16'6)
Cloakroom

First Floor

Master Bedroom with **Dressing Room** 6.3 x 3.7m (approx. 20'8 x 12'2)
Refitted En Suite 3.9 x 1.74m (approx. 12'10 x 5'9)
Bedroom Two 4.4 x 3.95 (approx. 14'5 x 13'0)
Bedroom Three 4.26 x 2.82m (approx. 14'0 x 9'3)
Refitted Bathroom 2.97 x 2.6m (approx. 9'9 x 8'6)

Outside

'Bath House'/Leisure Suite 4.82 x 4.11m (approx. 15'10 x 13'6)
Double Garage 5.09 x 5.08m (approx. 16'8 x 16'8)

General note: 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.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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