



Welcome to 2 Ivy Place,
a beautifully presented double-fronted character cottage, offering a rare combination of traditional charm, extensive improvements and a wonderfully private garden.

The substantial garden plot extends a considerable distance from the house, incorporating carefully created spaces for relaxing and entertaining, before continuing to its own private woodland at the far end. With the nature reserve and local canal network boundary beyond, the garden enjoys an enviable sense of privacy and seclusion, whilst the improvements throughout the property combine the character and charm of an older home with the comfort, practicality and functionality of modern living. The garden has been designed to make the most of its impressive length and offers a variety of spaces for both relaxing and entertaining. A paved patio provides an ideal setting for outdoor dining, whilst a covered seating area with waterproof roofing allows the garden to be enjoyed whatever the weather. Further along the garden, a substantial 3m x 3m solid hardwood gazebo houses an impressive hot tub, with 32A mains power, lighting and additional outdoor power points provided throughout the garden. At the far end, the garden opens into its own private woodland, creating a natural space to explore and enjoy, with mature trees and natural features adding to its unique character. Internally, the property has been thoughtfully upgraded throughout, with the owners retaining the charm and character of the cottage whilst investing extensively in the practical elements of the home. Considerable improvements have been made over the years, creating a home that combines the appeal and individuality of a character cottage with the comfort, practicality and functionality expected of modern living. Downstairs, the spacious living room is a welcoming and cosy space, with plenty of character and a feature fireplace creating a lovely focal point. It provides a comfortable setting for everyday living and becomes an especially cosy retreat during the colder months. The generous kitchen provides plenty of space for practical everyday use, whilst retaining the character and individuality that runs throughout the property. It is well equipped and benefits from a range of improvements, together with a new UPVC composite stable door providing access to the garden. A particular highlight of the ground floor is the beautifully designed bespoke conservatory, currently used as a dining room. Thoughtfully designed to complement the character of the cottage, it provides a wonderful additional living space, with French doors opening directly onto the patio and views extending along the garden. The extensive glazing creates a lovely connection with the garden and makes this a particularly enjoyable space for dining and entertaining throughout the year. Upstairs are two well-proportioned bedrooms and a stylish bathroom. Bedroom one comfortably accommodates a super king-size bed alongside wardrobes, with a 4" extraction vent installed to allow for air conditioning. Bedroom two benefits from two bespoke built-in wardrobes, providing excellent storage and offering flexibility for use as either a bedroom or home office. The bathroom has been thoughtfully finished with a Sanitan suite, including a fabulous roll-top bath, whilst brass fixings and taps add a luxurious touch. A brass Tavistock rain shower has also been installed over the bath. The loft space has been extended and fully boarded, providing valuable additional storage, with a larger loft hatch and extendable ladder installed for ease of access from bedroom two. Further improvements include upgraded Rosewood-effect uPVC windows, secure composite entrance doors, an upgraded Worcester Bosch boiler, Firestone rubber membrane roofing with upgraded insulation, and improvement works to the external roof. To the front of the property, a block-paved driveway provides off-road parking for two vehicles, together with an entrance porch offering useful additional storage.

The property is ideally situated for access to Lichfield and the surrounding area, whilst offering excellent commuter connections via the nearby M6 Toll, A38 and A5, providing convenient links to the wider motorway network. Ivy Place offers a particularly appealing combination of character, comfort and practicality, with extensive improvements throughout, creating a home that retains its individuality whilst offering the functionality and ease of modern living. The thoughtful upgrades undertaken by the owners mean buyers can enjoy the charm of a character cottage without compromising on the practicalities of everyday life. Viewings are strongly advised to fully appreciate the quality of the accommodation, the extensive improvements and the unique character of this much-loved home.

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is C payable to Lichfield District Council.

Services Connected: Gas, Electric, Water, Drainage

Viewings: Strictly via appointment through our Lichfield Residential Sales Department on 01543 221800 or Lichfield@paulcarrestateagents.co.uk



Porch

Living Room

5.80m (19') x 3.45m (11'4")

Conservatory

2.97m (9'9") x 2.50m (8'2")

Kitchen

4.95m (16'3") x 3.10m (10'2")

Landing

Bedroom 1

3.45m (11'4") x 2.96m (9'8")

Bedroom 2

3.11m (10'2") max x 2.88m (9'5")

Bathroom

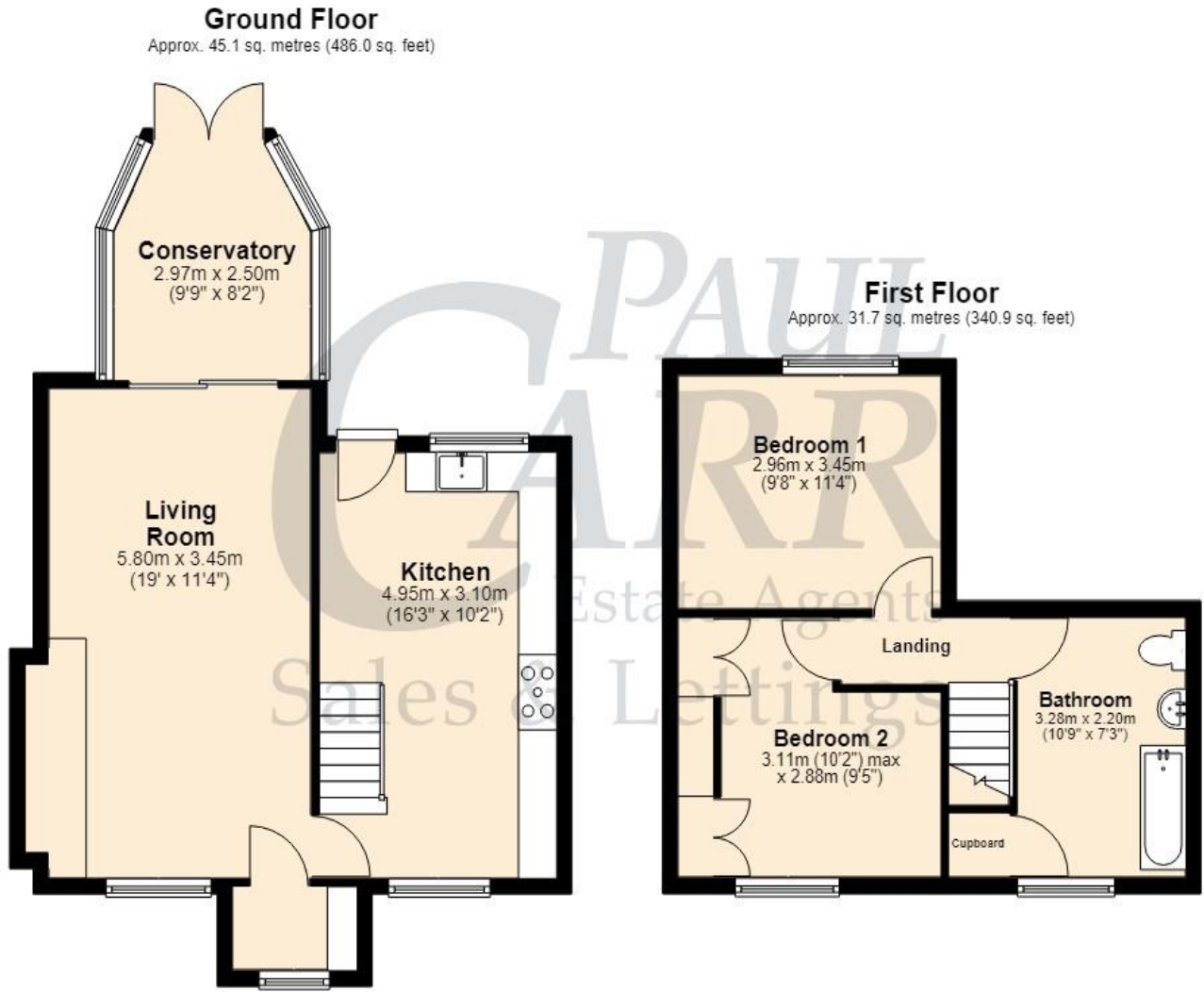
3.28m (10'9") x 2.20m (7'3")





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

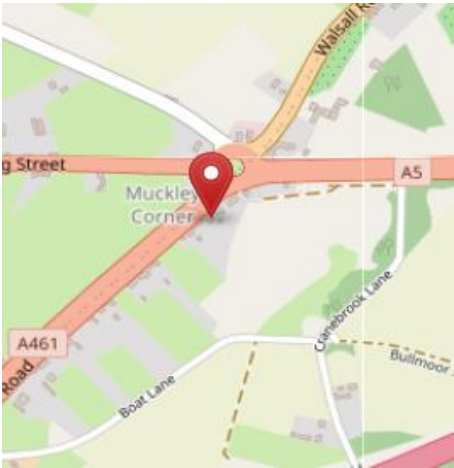


Total area: approx. 76.8 sq. metres (826.8 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 26th August 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.