



Connells

The Malthouse Cairns Close
Lichfield

The Malthouse Cairns Close Lichfield WS14 9TP

for sale
£310,000



Property Description

An executive two bedroom apartment in the heart of historic Lichfield. Set within a beautifully converted Grade two listed building, this exceptional two bedroom apartment seamlessly combines impressive period features with contemporary living.

Beautifully presented throughout and arranged over two floors, the property offers spacious open plan lounge and kitchen, guest cloakroom, two bedrooms and a stylish family bathroom, with the principle bedroom benefiting from its own en suite. A stunning open staircase provides access to the bedrooms, complemented by high ceilings and an abundance of character throughout. The spectacular communal entrance is a particular highlight, showcasing the history and grandeur of this remarkable building, with an impressive blend of original period detailing and high quality modern finishes.

Externally, the property benefits from private gated parking, while its central location provides excellent access to Lichfield City centre, local amenities and transport links including Lichfield City Rail.

An outstanding opportunity to acquire a unique and characterful home in one of Lichfield's most desirable historic settings.

The Malthouse

The Malt House is a truly distinctive development, combining the character and heritage of a historic Victorian building with the comfort and convenience of modern apartment living.

Originally dating from around 1874, this impressive Grade II listed former Malthouse has been sympathetically converted into a collection of individual homes, with many of the building's original architectural features retained and celebrated. Exposed brickwork, timber beams, vaulted ceilings and striking structural details give the apartments a sense of character and individuality that is rarely found in contemporary developments.

Set behind secure electric gates on Cairns Close, the development offers an attractive combination of privacy, security and convenience, with allocated parking and lift access available within the building.

Perhaps one of its greatest attractions is the location. The Malt House is situated just a short walk from Lichfield city centre, placing the city's cafés, restaurants, independent shops, cultural attractions and historic Cathedral Close readily within reach. Lichfield City railway station is also nearby, providing convenient connections towards Birmingham and the wider Midlands, while the city's excellent road network offers easy access to the A38, M6 Toll and M42.

There is also plenty of green space close by, including Shortbatts Park and the much-loved Beacon Park, allowing residents to enjoy the benefits of city living without being far from open space and the Staffordshire countryside.

The Malt House is, quite simply, a development with a story - an elegant example of Lichfield's industrial heritage thoughtfully brought back to life, offering character, convenience and a wonderful sense of place in one of Staffordshire's most desirable cathedral cities.



****AN ABSOLUTE MUST VISIT TO FULLY APPRECIATE WHAT IS ON OFFER****

****CALL CONNELLS LICHFIELD CITY TODAY TO REGISTER YOUR INTEREST****

Stunning Communal Hallways

Property Hallway

Open Plan Lounge Kitchen Diner

23' 4" max x 19' 4" max (7.11m max x 5.89m max)

First Floor Landing

Master Bedroom & En-Suite

17' 3" x 9' 3" (5.26m x 2.82m)

Bedroom Two

9' 9" x 8' 6" (2.97m x 2.59m)

Family Bathroom

Allocated Parking Space

Agents Note

We have been advised by the seller that there are 113 years remaining on the lease.

There is a annual service charge of approx £2,670.00 which is for the maintenance of communal areas - communal lighting - electric gates - buildings insurance

There is an annual ground rent charge of £445.00

Location

Lichfield is a charming and highly sought-after cathedral city in Staffordshire, perfectly positioned in the heart of the Midlands. With its distinctive three-spired cathedral, attractive historic streets, independent shops, green open spaces and wealth of cultural attractions, the city offers an enviable blend of traditional character and modern-day convenience.

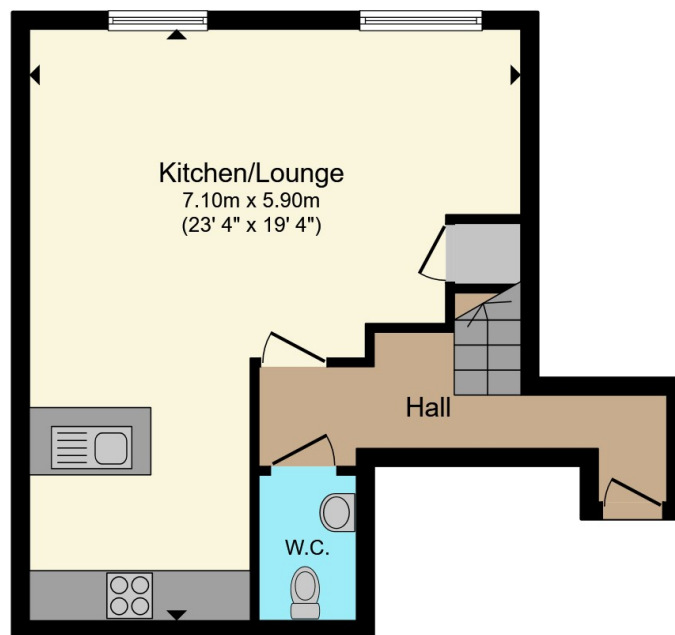
Steeped in history, Lichfield has been an important religious and cultural centre for centuries. The magnificent Lichfield Cathedral, with origins dating back more than 1,300 years, remains the city's defining landmark. Its three medieval spires create an impressive skyline and the Cathedral Close provides a particularly beautiful setting for leisurely walks and enjoying the city's historic architecture. The cathedral is home to remarkable treasures including the medieval Lichfield Gospels and Herkenrode stained glass.

Lichfield is also renowned for its connections with some of Britain's most influential thinkers and cultural figures. It was the birthplace of Dr Samuel Johnson, author of the famous Dictionary of the English Language, while scientist and physician Erasmus Darwin lived and worked in the city. The city has also been associated with celebrated actor David Garrick and poet Anna Seward, contributing to Lichfield's long-standing reputation as a city of learning and culture.

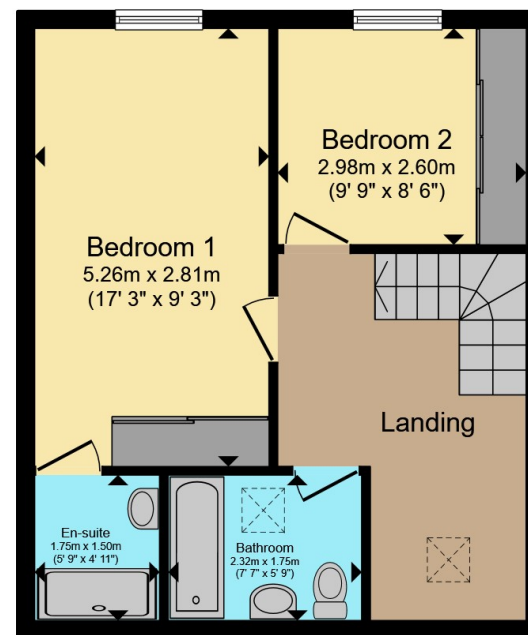








Ground Floor



First Floor

Total floor area 81.3 m² (875 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

T 01543 262 376
E lichfield@connells.co.uk

11-13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: B Council Tax
 Band: D

Service Charge:
 2670.00

Ground Rent:
 445.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LFD312419

This is a Leasehold property with details as follows; Term of Lease 113 years from 04 Aug 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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