



Abnalls Farm
21 Cross In Hand Lane | Lichfield | WS13 8DZ

 FINE & COUNTRY

ABNALLS FARM



Set discreetly within approximately seven acres of rolling countryside, Abnalls Farm is an outstanding multi dwelling estate combining exceptional accommodation with equestrian excellence and remarkable versatility, all positioned just over a mile from the heart of Lichfield.



SUMMARY

Framed by mature trees and open paddocks, the property delivers both privacy and presence, with far reaching views reinforcing the sense of rural life, while the proximity to Lichfield ensures complete convenience.

Abnalls Farm is offered to the market for the first time in over thirty years, presenting an exceptionally rare opportunity to acquire a private and highly individual country estate. In brief, the property comprises a three bedroom principal residence together with a neighbouring and remarkably versatile three bedroom secondary dwelling, extending across approximately seven acres of paddock land. Further enhancing its appeal are a full size manège and six Monarch stables, all discreetly positioned behind electric gates off Cross In Hand Lane.









PRINCIPAL BARN

The main residence is a striking single storey three bedroom barn conversion where character and craftsmanship meet to provide a truly special country home.

Upon entry, a vast open plan kitchen, dining and living space forms the centrepiece of the home. Soaring vaulted ceilings are intersected by exposed oak trusses, creating a dramatic architectural canopy overhead. The kitchen is beautifully appointed with handcrafted oak cabinetry, Corian work surfaces and a generous peninsular island with a full width breakfast bar seating area, ideal for gathering and entertaining. A range of high quality appliances are fitted throughout the kitchen to include three Neff ovens, a Neff Steam oven, a full height fridge and freezer, two dishwashers and a wine cooler.

Suspended beneath the apex of the ceiling, a contemporary circular wood burning stove separates the kitchen area from the lounge diner, creating a sculptural focal point, visible from all angles, anchoring the room with both warmth and theatre.

The living and dining areas flow effortlessly from the kitchen, continuing the character and craftsmanship throughout the space which features further exposed oak beams, unique solid curved oak floor with each board is as individual as the tree as it came from. A focal point fire place with inset log burner, while expansive glazing maintains a constant connection to the surrounding gardens and countryside.



A large opening from the dining area leads through to a dramatic double height reception hall flooded with natural light from an impressive arched picture window, bordered by exposed brickwork, creating a stunning focal point and framing the view beyond. The space is perfectly suited as an informal sitting area or library, complemented by custom built shelving with integrated ladder access, adding both practicality and architectural interest. Accessible via the library is a traditional, dual aspect snug which further leads to a charming study with an arched picture window and direct access out to the gardens.

A bespoke oak staircase rises from the library area to a galleried landing above and onto a spacious double bedroom with a contemporary three piece en suite bathroom. Being positioned the other side of the property to the rest of the bedrooms, this first floor suite serves as excellent guest accommodation or for those with older children requiring some independence.

The principal bedroom suite is situated at ground floor level and is particularly impressive. Vaulted ceilings, skylights, oak flooring and a private log burner create a luxurious retreat, whilst a neighbouring dressing room provides an abundance of hanging and shelving space. French doors open up from the principal bedroom directly to the gardens, allowing indoor outdoor living throughout the seasons. A beautifully appointed and generously proportioned contemporary bathroom suite separates the principal bedroom and bedroom two, which enjoys a pleasant, double fronted view over the courtyard area.













THE SHED

Affectionately named 'The Shed' by the current owner occupiers, this secondary dwelling is a remarkable space in its own right, dramatic, design led, and highly versatile.

A revolving door, reclaimed from The Sheraton Park Hotel in Knightsbridge is the perfect entrance into this dramatic residence, immediately opening up to a vast open plan living space spanning the full depth of the property, defined by warm timber ceilings, exposed structural beams and striking feature lighting. This space sets the stage for the most impressive dining, living and entertaining spaces and is finished off with a fully functional kitchen and neighbouring pantry. One of the stand out features, the bespoke wine cellar, is set into the floor, with the circular glass cover revealing a spiral descent into a temperature controlled storage space. Two sets of glazed doors open from the ground floor space directly onto the grounds, while stone pillars and exposed brickwork maintain the character.

Completing the ground floor accommodation here is a generous double bedroom with an attractive three piece en suite shower room and a separate ground floor WC.

A gallery mezzanine overlooks the main space, accessed via a sculptural spiral staircase combining glass and metal to create a bold architectural statement. The mezzanine serves as a welcoming lounge area, library, cinema, workspace and a connection to the first floor bedrooms, of which there are two double bedrooms in addition to a three piece shower room.

'This Shed' offers exceptional versatility, whether retained as a private entertaining complex adapted for multi generational living, utilised for a home business, leisure suite or further residential refinement. Its generous proportions and flexible layout allow it to evolve alongside the needs of its owner. Rarely does a secondary building present such breadth of opportunity, this is not simply ancillary accommodation, but a substantial and adaptable space with the capacity to enhance lifestyle.













EQUESTRIAN FACILITIES

Abnalls Farm presents a beautifully configured and comprehensively equipped equestrian offering, designed to support both leisure and more serious pursuits.

A full size manège is positioned prominently within the grounds, thoughtfully enclosed and orientated to maximise privacy while enjoying open views across the surrounding landscape. The stable yard serves as a connection between the main house and 'The Shed' and is centred around six Monarch stables, all set within a substantial brick and steel framed building that provides both practicality and a smart, cohesive appearance in keeping with the quality of the estate. A generous Dutch barn delivers extensive covered storage, ideal for machinery, bedding and hay, ensuring the efficient day to day management of the holding. The paddocks extend to approximately seven acres in total, wrapping neatly around the property to create a secure, well arranged and highly functional equestrian environment.

Gardens

The gardens of Abnalls Farm have been thoughtfully designed to provide a series of distinct outdoor spaces.

The enclosed courtyard garden that gives way to the principal residence unfolds with a gently curving brick pathway guiding you through carefully curated borders, filled with seasonal colour, textured planting and mature shrubs. Ornamental features and established trees enhance the sense of maturity within this space.

A further courtyard style garden is directly accessible via The Shed, finished with gravel underfoot, featuring raised circular beds, planted with a range of herbs. There is a decked seating platform and a substantial brick built outdoor fireplace, South American BBQ and smoker forming a striking focal point, creating the perfect setting for al fresco dining and evening gatherings throughout the seasons.

Accessible from both the sitting room and the study within the principal residence, an enclosed lawned garden provides a private and sheltered outdoor retreat. In contrast, the French doors from the principal bedroom open onto a beautifully considered, low maintenance natural garden, nestled beneath mature pine trees. Here, stone ornaments and a charming arbour seating area create a peaceful, almost woodland like setting, offering a secluded space to unwind and enjoy the surrounding landscape.

Beyond the immediate gardens, expansive countryside reinforces both the scale of the holding and the rare sense of complete privacy.

Abnalls Farm is not a standard barn conversion. It is a private estate with architectural identity, equestrian credibility and exceptional flexibility.





LOCATION

Nestled in the heart of Staffordshire, Lichfield is one of England's most attractive cathedral cities, renowned for its striking three-spired medieval cathedral, rich history and elegant Georgian architecture. Despite its tranquil, semi-rural setting, Lichfield benefits from excellent transport links that make it highly desirable for commuters and those seeking connectivity without compromise. The city is served by two mainline railway stations, Lichfield City and Lichfield Trent Valley, offering frequent services to Birmingham, London Euston and destinations across the West Midlands and beyond. Fast trains can reach Birmingham in around 30–35 minutes, while London connections take approximately 95 minutes. Road transport is equally convenient, with the A38, A5 and A51 providing direct access to the Midlands motorway network, including the M6, M6 Toll, M40 and M42.

Lichfield is highly regarded for its educational provision, making it a popular choice for families. The city offers a range of well performing state and independent schools, with King Edward VI School recognised for its strong academic outcomes and broad curriculum. A number of highly regarded primary schools and nursery settings further enhance the city's appeal for families seeking quality education close to home.



INFORMATION

Tenure
Freehold

Services
Mains electricity and water are understood to be connected to the property. Heating is provided via a private oil fired system, with drainage served by a private septic tank. A collection of 10KW Solar PV panels are installed to the roof of 'The Shed', providing an energy efficient element to the home.

Council Tax
Lichfield District Council – Tax band F.

Broadband & Cellular
Ultrafast broadband is available at this property, along with 5G cellular coverage, however, this may be dependent on your network supplier.

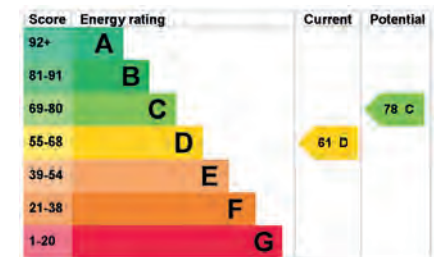
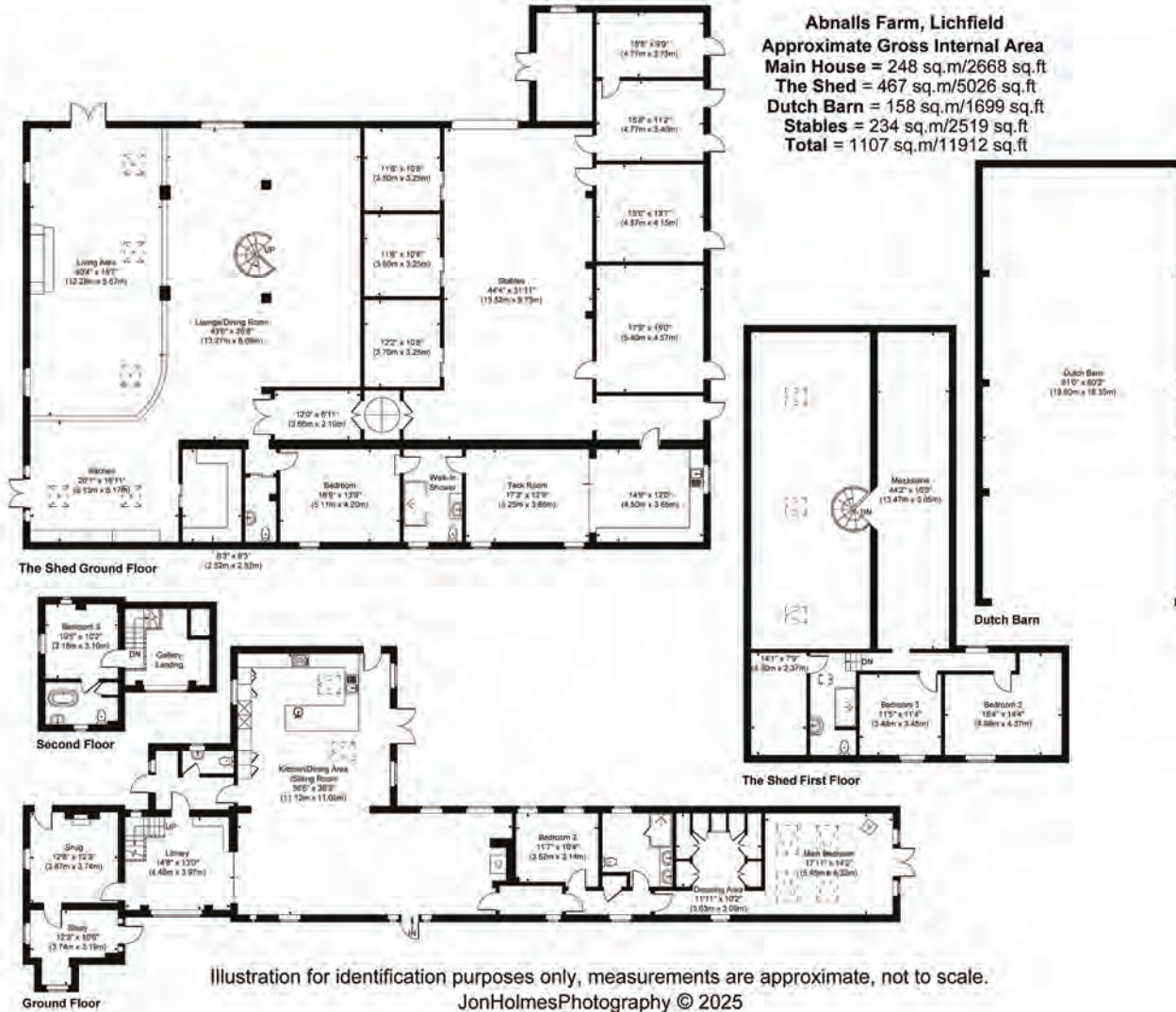
The Barn, "Shed" Sound, Heat & Lighting , CCTV and main gates are controlled by a high spec integrated home automation system.

EPC Rating
D

Guide price £2,000,000



Abnalls Farm, Lichfield
Approximate Gross Internal Area
Main House = 248 sq.m/2668 sq.ft
The Shed = 467 sq.m/5026 sq.ft
Dutch Barn = 158 sq.m/1699 sq.ft
Stables = 234 sq.m/2519 sq.ft
Total = 1107 sq.m/11912 sq.ft



Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



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I am a property consultant with over 15 years of experience selling luxury property throughout the East Midlands and have worked for the country's largest agencies as well as more local estate agents earlier in my career. I have expertise in all facets of the property lifecycle, from precise valuation and strategic listing to innovative marketing and skillful negotiation. Fine & Country leverages cutting-edge video marketing and a powerful social media presence, amplified by our national network, to provide unparalleled exposure beyond what local agencies can offer. My personal consultant-level service and expert negotiation skills ensure you receive the most accurate and beneficial information, guaranteeing an exceptional Fine & Country experience. I have a strong family background and enjoy spending my spare time with my three boys and partner, Amy. Socially, I relish the opportunity to get out on the golf course, regularly play five a side football and have recently taken to the ever growing sport of padel.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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