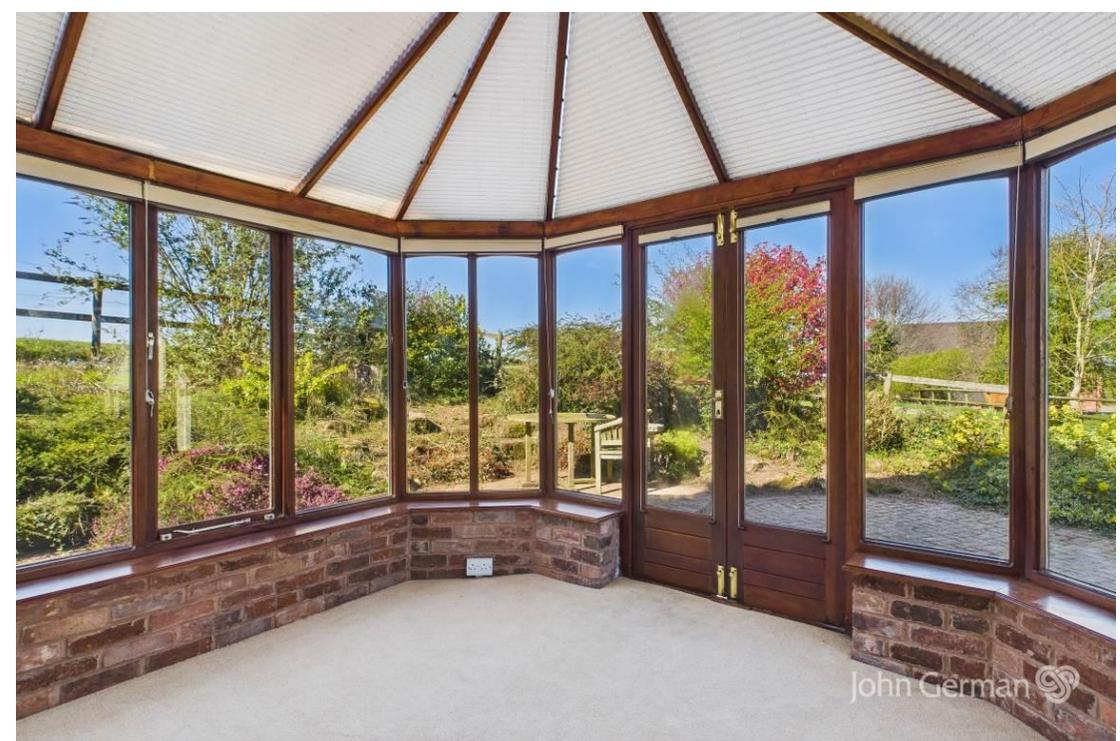


# Cross In Hand Lane

Lichfield, WS13 8DY

John   
German





# Cross In Hand Lane

Lichfield, WS13 8DY

£700,000

A very rare opportunity to acquire an exceptionally attractive detached cottage occupying a truly delightful and slightly elevated plot beyond a long gated drive. Situated in a wonderful rural location yet less than 2 miles from the Cathedral city centre.

The property really does occupy a truly enviable position being rural yet so convenient for the city centre of Lichfield with its beautiful three spire Cathedral, Minster and Stowe Pools, Beacon Park plus a wealth of classy bars and restaurants including a Michelin Star restaurant. Lichfield also has the benefit of two railway stations - the City station operates on the cross city line giving excellent services to Birmingham stopping at other suburban hols while Trent Valley has direct links to London Euston. The nearby A38 provides links to A50 and the M6 toll gives direct access into the national motorway network.

An enclosed porch opens into a reception hall which has a cloakroom off having a white suite comprising wash basin with cupboard beneath, a low flush WC and cloaks hanging space.

The charming L-shaped lounge has an inglenook style fireplace and adjacent TV stand with drawers. There are beams to the ceiling and the room is extremely light and airy courtesy of being dual aspect. French style doors open into a conservatory.

Across the hall is a separate dining room with a very attractive brick recessed fireplace and a built in cupboard.

The attractively appointed kitchen has a range of cream units and granite effect work surfaces incorporating a one and a half bowl sink and drainer. There is an Aga plus a separate hob and oven. Tiled flooring extends into a further spacious lobby area that has built in cupboards and leads to a very pleasant breakfast room. Also off the lobby is a utility room having a range of cupboards plus ample space for domestic appliances. From here a rear porch leads to a boiler room.

The first floor gallery landing has a built in cupboard and leads to three bedrooms. Bedroom one has fitted furniture and side window enjoying fine views. Bedroom two also has built in wardrobes and bedroom three overlooks the front. Completing the first floor is a spacious shower room with a walk in shower, pedestal wash basin and a low flush WC.

Outside - The property is approached from the lane beyond a gated entrance with a long drive leading to a slightly elevated plot and the spacious detached double garage. There are beautiful mature gardens that wrap around the side and rear, all abundantly stocked with variety of trees, shrubs and plants.

**Notes:** The land registry document does refer to rights and a copy is available upon request. We are aware there is planning consent for a new build detached property at Ashbrook Dairy Farm.

**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 & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Private Klargestor system

**Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Standard and Superfast available

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/08042025



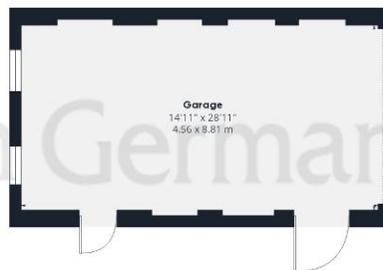




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

4070.42 ft<sup>2</sup>  
378.16 m<sup>2</sup>

**Reduced headroom**

8.76 ft<sup>2</sup>  
0.81 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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 1<sup>st</sup> 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.

#### 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 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.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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Loughborough | Stafford | Uttoxeter

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