Brookhay Lane

Lichfield, WS13 8RH

John German



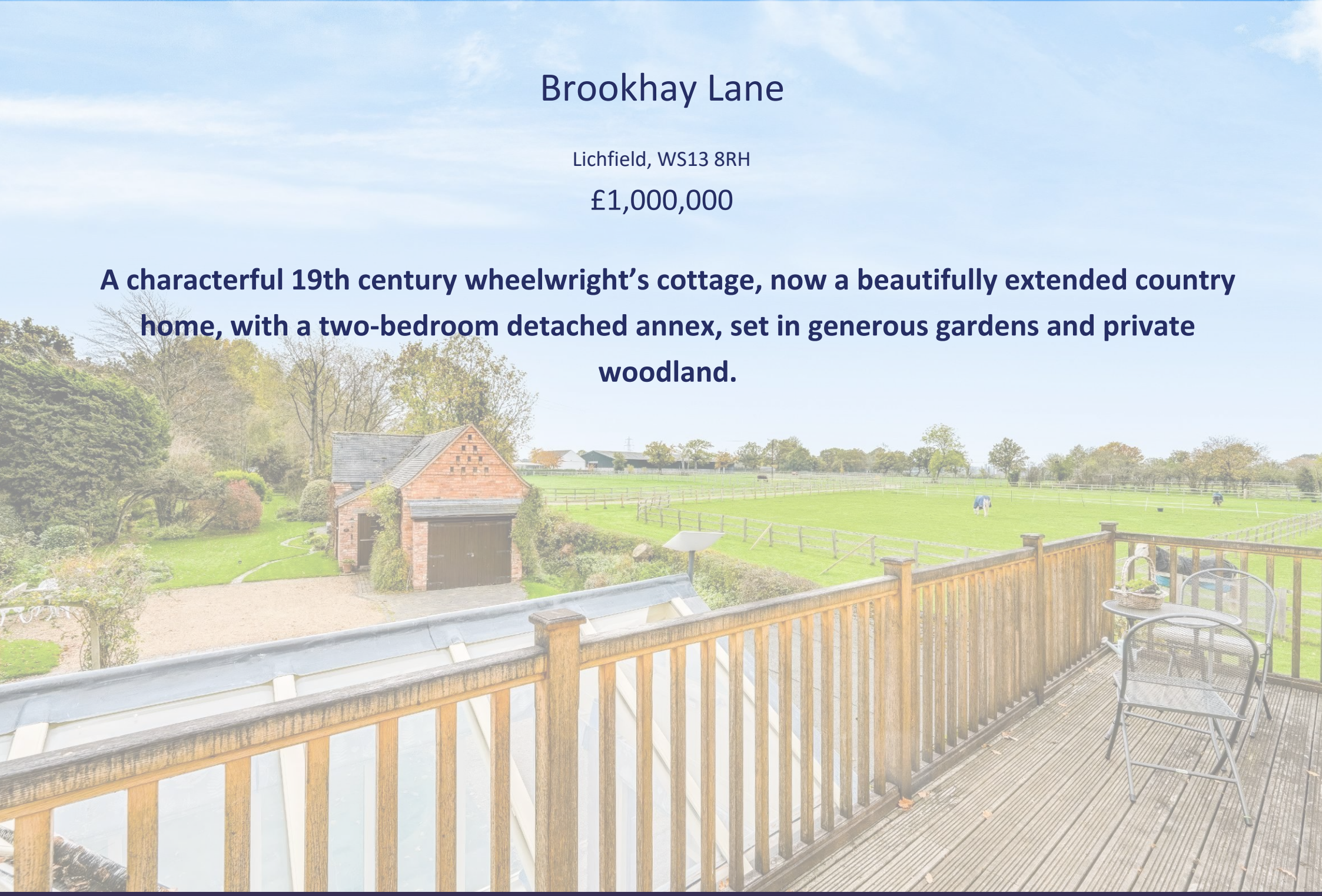


Brookhay Lane

Lichfield, WS13 8RH

£1,000,000

A characterful 19th century wheelwright's cottage, now a beautifully extended country home, with a two-bedroom detached annex, set in generous gardens and private woodland.



For almost fifty years, Wheelwrights Cottage has been the much-loved home of one family. Dating back to 1843 and thoughtfully extended over the years, it now offers just under 2,000 sq ft of beautifully presented accommodation. It sits on a generous plot on Brookhay Lane, with open countryside to the front and rear.

Its biggest surprise stands a few steps from the back door. **The Duckhouse** is a detached two-bedroom annex, ideal for multi-generational living, visiting family or guests, or as a holiday let.

The Cottage
With exposed beams running throughout, the heart of the house is the spacious living and dining room, with both an open fire and a wood-burning stove. Beyond it, the drawing room has wooden flooring, a second open fireplace and bi-fold doors that open onto the garden. The light-filled conservatory, with triple-aspect windows and double doors to the garden, makes a lovely third reception room.

The kitchen is fitted with granite work surfaces, integrated appliances and a beamed ceiling. Practical spaces include a porch currently used as a sewing room and study, a ground-floor bathroom, and a garage with a generous utility and laundry area.

Upstairs are three double bedrooms. The principal suite has its own dressing room and en-suite.

The Duckhouse
The annex has its own entrance, its own garage with mezzanine storage, and a fitted kitchen on the ground floor that doubles as a second bedroom. Upstairs, a bedroom with full apex windows frames countryside views to the side and rear. A spacious modern shower room completes the annex.

Outside
Double gates open onto a generous parking area for six cars, plus two single garages and a carport. The gardens include manicured lawns, mature trees and shrubs, a productive vegetable garden, several seating areas and a private woodland.

Location
The setting is semi-rural but well connected. The cathedral city of Lichfield, with two train stations providing services to Birmingham and London, offers boutique shops, cafés, markets, pubs and restaurants. A popular country pub and restaurant, The Plough at Huddlesford, is about a mile along country roads. The A38 and M6 are close by.

At a Glance

- Freehold, Council Tax Band G (Lichfield District Council)
- Three-bedroom cottage plus two-bedroom detached annex
- Just under 2,000 sq ft of accommodation
- Open fire and wood-burning stove in the living room, open fire in the drawing room
- Two single garages, carport and driveway parking for six cars
- Gardens, vegetable plot and private woodland

Property construction: Traditional
Parking: 2 single garages, carport plus driveway parking for 6 cars
Electricity supply: Mains
Water supply: Mains
Sewerage: Septic tank
Heating: Oil fired heating to the cottage (last serviced November 2026); electric boiler to the annex
Broadband type: Starlink – up to 350Mbps down, 50Mbps
Check speeds via Ofcom: 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
Our Ref: JGA/12112026

Purchasers should satisfy themselves as to tenure, heating and services through their legal representative. Some properties have Ring doorbells or internal recording devices.

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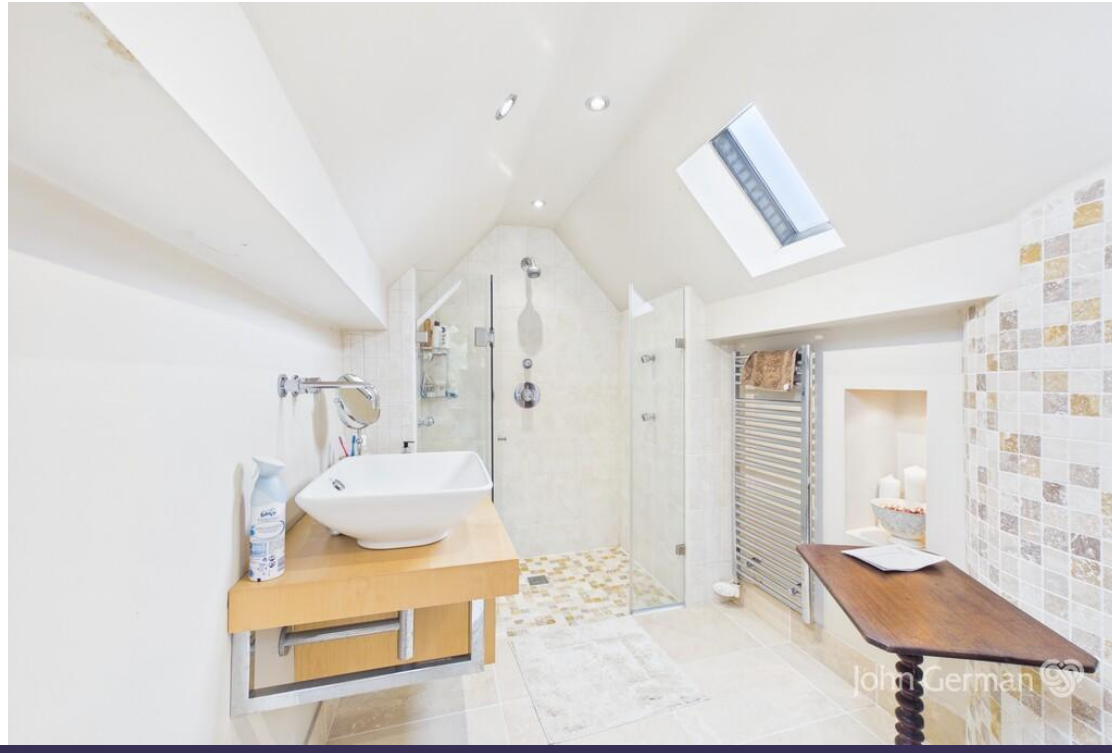


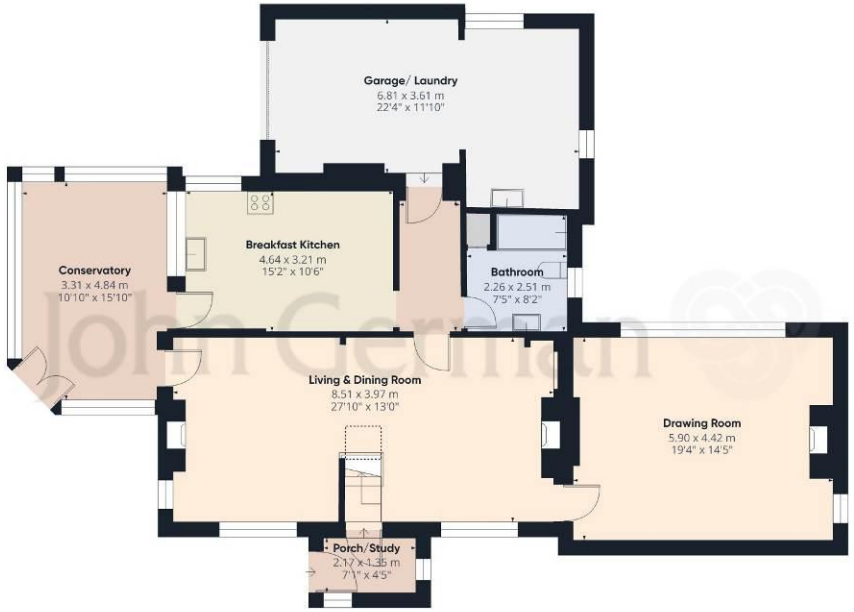

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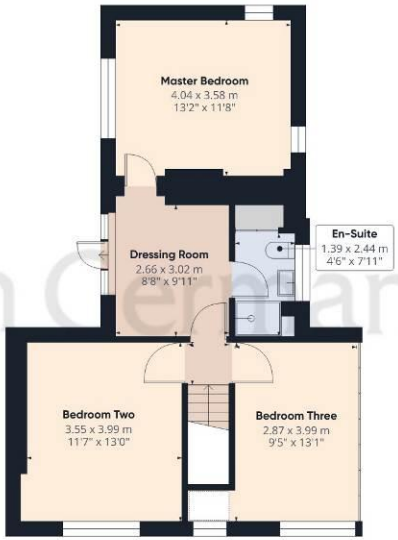




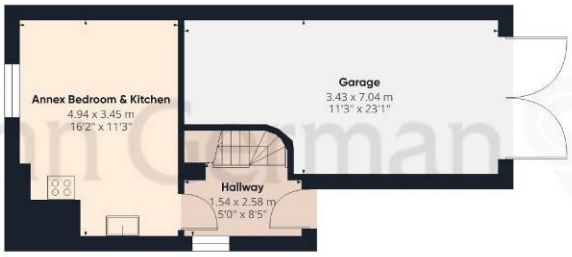




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

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Approximate total area(1)

254.5 m²

2741 ft²

Reduced headroom

6.1 m²

66 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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