



11 Flats Lane, Lichfield, Staffordshire, WS14 9QQ

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES



Exclusive and Rural Homes are offering for sale this semi-rural family home set behind an electrically operated gated entrance. A delightful four bedroom family home with the added benefit of a one bedroom detached barn conversion, a super warehouse with carport for numerous vehicles and a detached three horse stable block which is currently being used as a games room. There are gates opening into three paddocks with access points to the road at the top of one paddock and an expansive gravel driveway with attractive gardens to the fore.

Main House

With two access points the main house comprises a lounge overlooking the front elevation, utility, guest cloakroom and a study. The open plan lounge with conservatory off opens out onto the formal gardens to the rear and a well-appointed breakfast kitchen with space to cater for a dining table and chairs. To the first floor are four bedrooms, shower room and a balcony off bedroom four (currently used as a dressing room) which enjoys views of the surrounding countryside.

Barn Conversion

This well-appointed conversion has been finished to an exceptionally high standard. Set off the hall is a useful shoe cupboard and access into the substantial lounge area with store cupboard off. With two windows overlooking the front elevation allowing plenty of natural light to flood in and offering views of the landscaped driveway. The lounge leads through to the stunning breakfast kitchen complete with a range of fitted units and space to cater for a dining table and chairs and leading through to the stunning orangery with bi-folding doors opening out onto the grounds to the rear. A lobby area off the kitchen gives access into to the superb luxury bathroom with double shower and the main bedroom complimented with built in wardrobes.

Three Horse Stable Block

The stable block is being used as a games room. With plastered walls, electric wall heaters and power supply this timber framed building still maintains the three stable doors therefore can be easily converted back into useable stables, if desired.

Warehouse

A super watertight warehouse measuring 53ft x 45ft complete with roller door access to the rear and a pedestrian doorway offers a fabulous space for any car/bike enthusiast and could easily house a horse box. The warehouse also has a covered carport providing additional parking for numerous vehicles.

Outside

The three well-kept paddocks measure approximately two acres with gated access to the roadside, the foregrounds of the property and driveway.

Additional Information

Flats Lane is approached off the Old A5 and provides access to Lichfield City Centre, Sutton Coldfield and Tamworth.

Council Tax Band

Council Tax Band E payable to Lichfield Council

Main House

Ground Floor Accommodation

Enclosed Porch

Breakfast Kitchen 12' 9" x 12' 10" (3.88m x 3.91m)

Formal Lounge 13' 5" x 10' 11" (4.09m x 3.32m)

Open Plan Rear Lounge/Conservatory 18' 8" max x 15' 5" max (5.69m x 4.70m)

Utility 5' 3" x 4' 3" (1.60m x 1.29m)

Reception Hall

Guest Cloakroom

First Floor Accommodation

Landing

Bedroom 13' 6" x 10' 11" (4.11m x 3.32m)

Bedroom 13' 6" x 8' 11" (4.11m x 2.72m)

Bedroom Three 13' 6" x 6' 5" (4.11m x 1.95m)

Bedroom/Dressing Room 10' 4" x 5' 6" (3.15m x 1.68m)

Balcony Off

Main Shower Room 6' 8" x 5' 5" (2.03m x 1.65m)

The Cottage

Reception Hall

Storeroom Off

Lounge 20' 8" x 11' 7" (6.29m x 3.53m)

Breakfast kitchen 15' 6" x 14' 7" (4.72m x 4.44m)

Orangery 14' 6" x 11' 10" (4.42m x 3.60m)

Master bedroom 17' 1" x 12' 10" to the wardrobes (5.20m x 3.91m)

Main Bathroom 14' 7" max x 8' 11" max (4.44m x 2.72m)

Outside

Converted Stable Block currently used as games room 28' 9" x 11' 9" (8.76m x 3.58m)

Warehouse 53' 3" x 44' 9" (16.22m x 13.63m)

Superb Size Carport 45' 1" x 14' 4" (13.73m x 4.37m)

Three Individual Fenced Paddocks

Gravel Driveway with electric gates to the fore

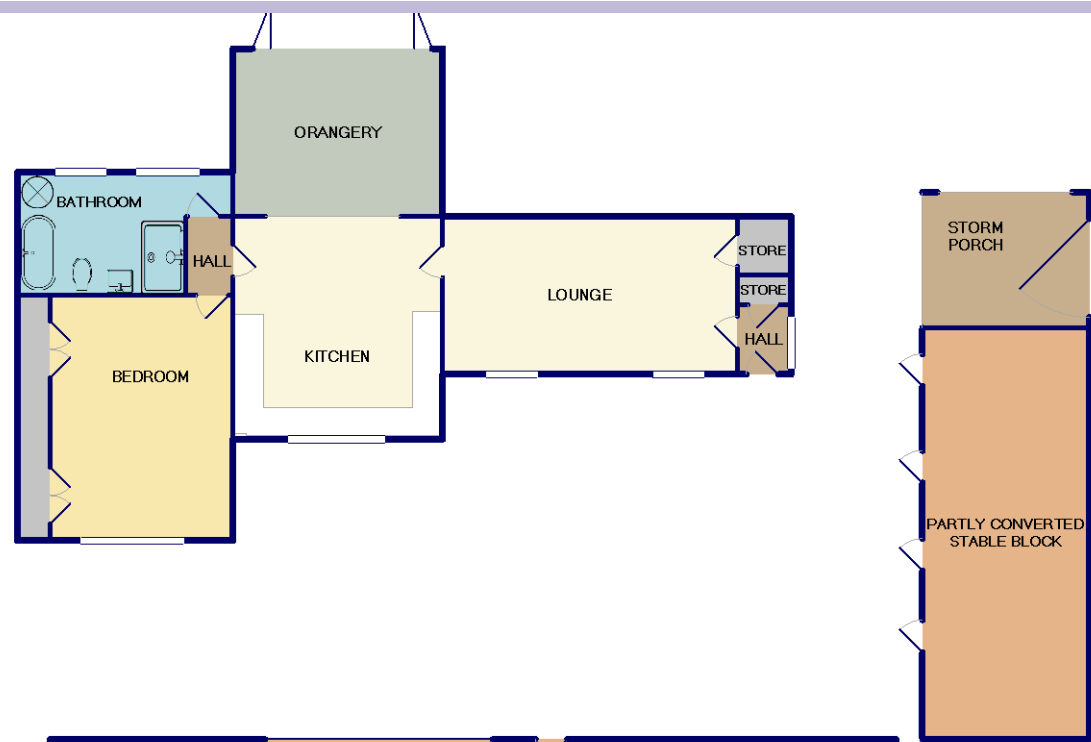
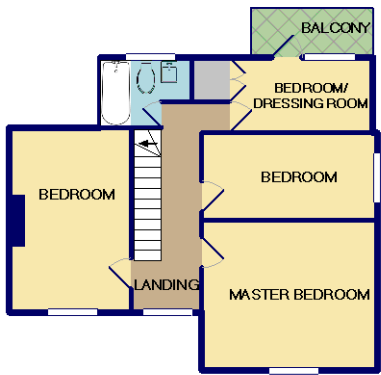
Attractive landscaped gardens to front and rear



The floor plan is for illustration purposes only
and is not to scale.
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1ST FLOOR



GROUND FLOOR





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