



Bridle Cottage, Aldershawe Farm Claypit Lane, Lichfield,  
Staffordshire, WS14 0AQ

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



# Bridle Cottage, Aldershawe Farm Claypit Lane, Lichfield, Staffordshire, WS14 0AQ

## £750,000

Bill Tandy and Company are delighted in offering for sale this uniquely designed and superbly converted single storey barn located in the small rural hamlet of Aldershawe, on a small complex of 5 converted properties. This superb rural setting is a short distance away from the cathedral city of Lichfield having an abundance of facilities, and is also ideal for commuters. The property is on a superb plot having garage and parking to front with private garden to the right hand side, and there is also a communal courtyard garden set to the left hand side of the property. The barn, which is predominantly arranged on the ground floor and offers generous size accommodation extending to approximately 2034 square feet, with versatility in its accommodation layout having impressive reception hall with a mezzanine floor which could be used as an office, sitting room, dining kitchen, utility room, guests cloakroom, rear hall leading to three bedrooms, en-suite shower room, bathroom. The additional dining room could be a optional 4th bedroom with access to garden. There is a private formal garden, and also a communal courtyard style garden, and the property benefits from no upward chain and internal viewing is strongly recommended.



### BRICK OPEN PORCH

approached via a stone mullioned arch and having tiled floor and wooden front entrance door with obscure glazing opens to:

### GRAND HALLWAY

this impressive hallway has views of the mezzanine floor and stairs leading to same, wooden style LVT flooring, two radiators, spotlighting, ceiling light point and double doors open to:

### SITTING ROOM

6.34m x 4.83m (20' 10" x 15' 10") having double glazed windows to front, side and rear, radiators (the one to the rear being electric), wooden style LVT flooring, feature vaulted ceiling with exposed beams and a superb focal point fireplace with flagstone hearth and inset, exposed brick surround with beamed wooden mantel above and housing a cast-iron stove fire (not operational).

### DINING ROOM/BEDROOM 4

4.84m x 3.54m (15' 11" x 11' 7") this versatile room is currently used as a formal dining room however would lend itself well to being a fourth bedroom subject to your requirements. Wooden style LVT flooring, radiator and double glazed French doors with windows alongside opening to the garden.

### DINING KITCHEN

5.00m x 4.85m (16' 5" x 15' 11") having double glazed windows to front, double glazed French doors to side opening to the garden, tile look LVT flooring, two radiators, beamed ceiling with spotlighting, a range of modern Shaker style units comprising base cupboards and drawers surmounted by round edge work tops, wall mounted cupboards with glazed display cabinet, tiled surround, ceramic one and a half bowl sink, space suitable for a range size cooker, dresser style cupboards with plate rack, inset wine rack and display cabinets and space for fridge/freezer. Door to:

### UTILITY ROOM

having double glazed stable style door to garden, LVT flooring flowing through from the kitchen, base and wall mounted storage cupboards, round edge work tops with spaces below for washing machine and tumble dryer, inset ceramic sink unit and door to:

### GUEST CLOAKROOM

2.39m x 1.95m (7' 10" x 6' 5") having a range of useful storage, boiler, skylight window, LVT flooring and suite comprising pedestal wash hand basin with tiled surround and low flush W.C.



### MASTER BEDROOM

4.23m x 3.62m (13' 11" x 11' 11") having double glazed window to side, radiator, wooden style LVT flooring and a superb range of built-in bedroom furniture comprising wardrobes, display alcove and bedside cabinets. Door to:

### EN SUITE SHOWER ROOM

2.65m x 2.05m (8' 8" x 6' 9") having an obscure double glazed window to side, radiator, tile look LVT flooring and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over.

### BEDROOM TWO

4.82m x 3.75m (15' 10" x 12' 4") having double glazed French doors giving side access to garden, radiator and wooden look LVT flooring.

### BEDROOM THREE

3.63m x 2.82m (11' 11" x 9' 3") this generously sized third bedroom could be ideal as a home office having double glazed window to side, radiator and Wooden look LVT flooring.

### FAMILY BATHROOM

having heated towel rail, modern white suite comprising vanity unit with inset wash hand basin, down lighting and useful storage, low flush W.C., bath with shower head attachment, separate shower enclosure with shower over and tiled surround and tile look LVT flooring.

### MEZZANINE FLOOR OFFICE

approached via the staircase from the hall this would be ideal working from home space, double glazed skylight windows to rear.



## OUTSIDE

To the front of the property and accessed from the gated entrance to the development the property has three parking spaces giving access to the garage and having a useful communal cold water tap. The main proportion of the garden is to the right hand side having a paved patio, gated access to front, shaped lawn with well stocked and mature shrub borders and flower beds, additional raised paved terrace, fenced and walled perimeter, external lighting and small shed.

## GARAGE

5.62m x 2.81m (18' 5" x 9' 3") approached via double doors and having light and power supply and loft storage with pulldown ladder and light.

## COUNCIL TAX

Band D.



## FURTHER INFORMATION

Mains water is connected, and we understand the complex has its own sewerage system which has recently been upgraded. Electricity connected and oil fired heating. For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>

We understand from the vendor there is a Service Charge of £840.00 per annum. There may be additional charges payable from time to time to pay for upgrades and repairs e.g. to common areas and services, as agreed by Aldershaw Management Ltd. Aldershaw Management Ltd, arranges a Buildings Insurance Policy which covers Aldershaw Management Ltd and the 5 properties, and the cost is allocated to the properties pro-rata to their square footage and is paid annually (ie in addition to the annual service charge). Should you proceed with the purchase of the property these details must be verified by your solicitor.

## LEASE TERMS

We understand Bridle Cottage is Leasehold having a 125 year lease commencing 31 May 2007 although we understand this is currently being extended to 979 year lease and is currently being finalised with registration with the land registry. The complex and Freehold is owned by Aldershaw Management Ltd. Bridle Cottage and the other 4 properties in the complex are the 5 shareholders of the company, which also manages the complex. Should you proceed with the purchase of the property these details must be verified by your solicitor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

## TENURE

Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



BRIDLE COTTAGE, ALDERSHAW FARM, CLAYPIT LANE LICHFIELD WS14 0AQ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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