



Parchment House, Gaia Lane, Lichfield, Staffordshire,
WS13 7LS



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£1,750,000

Enjoying one of Lichfield's prime residential locations and extending to some 4,500 square feet overall, this remarkable family home is one of Lichfield's gems. Discreetly set off Parchment Walk behind an electric gated entrance, the true extent of the property will only be fully appreciated following an internal inspection. Beautifully equipped throughout the accommodation has a quality and substance to it, entirely commensurate with the extent of the accommodation and its setting. The accommodation extends to four reception rooms, together with the huge family breakfast kitchen with a kitchen prep room and separate boiler/laundry room. The master bedroom suite is truly stunning, not only boasting a glass fronted balcony with views of the cathedral spires, but also having both a walk-in dressing room, further walk-in wardrobe and a truly exquisite en suite bathroom with twin showers. There are four further double bedrooms on the first floor, two of which being en suite, with two further rooms on the second floor, again one of which is en suite. Outside there is a large self contained brick office with its own W.C. perfect for those now working from home. The setting within Lichfield is hard to beat, within a Conservation Area and with glorious views across the cathedral school playing fields to the eastern aspect of the cathedral with its magnificent triple spires. A short walk takes you into the heart of the cathedral city where a broad choice of shopping and leisure facilities and a cosmopolitan range of restaurants and eateries awaits. A truly unique family home, exquisitely presented with quality fixtures and fittings throughout. Without doubt an early viewing is essential to truly appreciate.



RECEPTION HALL

approached via a PVC composite entrance door and having solid oak flooring, video entry'phone system and door to:

FITTED GUESTS CLOAKROOM

having washstand with enamel wash hand basin and mono bloc mixer tap, close coupled W.C. and chrome heated towel rail/radiator.

FAMILY SITTING ROOM

6.12m x 4.65m (20' 1" x 15' 3") a charming room with a continuation of the solid oak flooring, central limestone contemporary fireplace with electric real flame effect fire, double French doors out to the rear covered patio, two contemporary radiators and T.V. and media points.

FORMAL DINING ROOM

5.48m x 4.45m (18' 0" x 14' 7") with brick fireplace with open fire and marble hearth, triple bi-fold doors to the rear garden, a continuation of the solid oak flooring and contemporary radiator.

STUNNING FAMILY BREAKFAST KITCHEN

7.66m x 6.26m (25' 2" x 20' 6") an outstanding room having a quality range of fixtures and fittings including extensive marble work tops with base storage cupboards and drawers, extensive wall mounted storage cupboards, built-in appliances include twin Neff double ovens with grills, five ring induction hob with contemporary extractor fan, twin integrated dishwashers, space and plumbing for American style fridge/freezer, central island unit with further cupboard and drawer space, feature fireplace with cast-iron multi fuel burner standing on a marble hearth with timber beam mantel, quadruple French and bi-fold doors opening to the rear patio, low energy downlighters, LVT flooring, kickspace skirting heaters, one and a half bowl sink with Grohe kettle tap, wall lighting, decorative cabinet lighting and door to:

PREPARATION KITCHEN

5.39m x 1.74m (17' 8" x 5' 9") having marble work top, additional cupboards and drawers and PVC door and window to inner courtyard.

COAT AND BOOT FROM

approached from the hallway and being fully fitted with shelving, hanging and drawer space and door to:

BOILER/LAUNDRY ROOM

with twin Worcester gas central heating boilers, two Joule pressurised hot water cylinder systems, marble work top, base storage cupboards, space and plumbing for two washing machines and tumble dryer, one and a half bowl sink with mixer tap and two Velux skylights.

FAMILY ROOM

5.16m x 4.29m (16' 11" x 14' 1") with dual aspect UPVC double glazed double French doors to rear garden, solid oak flooring, contemporary radiator, downlighters and door to:

GYMNASIUM

6.46m x 3.42m (21' 2" x 11' 3") a versatile with a gym area, solid oak flooring, two UPVC double glazed windows to front, door to rear courtyard, downlighters and contemporary radiators.

GENEROUS FIRST FLOOR LANDING

with twin Velux skylights.



STUNNING MASTER BEDROOM SUITE

BEDROOM AREA

5.36m x 4.40m (17' 7" x 14' 5") with a magnificent high vaulted ceiling, solid oak flooring, T.V. and media points, three radiators and glazed double French doors opening onto the glazed BALCONY with wonderful views across to the cathedral across the Cathedral school playing fields. Door to:

DRESSING ROOM

4.00m x 2.15m (13' 1" x 7' 1") fully fitted with extensive shelving, hanging and drawer space, solid oak flooring, radiator and downlighters.

WALK-IN WARDROBE

2.73m x 1.66m (8' 11" x 5' 5") again with quality fitted shelving, hanging and drawer space, downlighters, radiator and solid oak flooring.

LUXURY EN SUITE BATHROOM

6.58m x 2.10m (21' 7" x 6' 11") this truly stunning split level bathroom has comprehensive wall and floor tiling, large bath with tiled surround and waterfall tap, vanity unit with twin wash hand basins with mono bloc mixer taps and cupboard and drawer space below, twin walk-in fully tiled shower cubicles with thermostatic shower fittings including hose and drencher suites, W.C., additional vanity unit with wash hand basin with mono bloc mixer tap and cupboard space, Velux skylight, dormer window, downlighters, chrome heated towel rails/radiators.

BEDROOM TWO

5.33m x 3.63m (17' 6" x 11' 11") with fitted wardrobes with contemporary sliding doors and central dressing table, built-in store cupboard, two double glazed windows to rear, two radiators, solid oak flooring and door to:

LUXURY EN SUITE SHOWER ROOM

with a large quadrant corner shower cubicle with thermostatic Grohe shower fitting, vanity unit with wash hand basin with mixer tap and cupboard and drawer space, close coupled W.C., chrome heated towel rail/radiator, electric shaver point, downlighters and extractor fan.



BEDROOM THREE

4.43m x 3.47m (14' 6" x 11' 5") with fitted wardrobes with contemporary sliding doors and central dressing table, double glazed double French doors opening to a glazed Juliette BALCONY with fabulous views, solid oak flooring, contemporary radiator and door to:

FURTHER LUXURY EN SUITE SHOWER ROOM

with large walk-in corner quadrant shower cubicle with Grohe thermostatic shower fitment, wash hand basin with mono bloc mixer tap, close coupled W.C., comprehensive floor and wall tiling, chrome heated towel rail/radiator, electric shaver point, extractor fan, coving and downlighters.

BEDROOM FOUR

4.88m x 3.06m (16' 0" x 10' 0") with UPVC double glazed window to rear, radiator and downlighters.

BEDROOM FIVE

4.88m x 2.05m (16' 0" x 6' 9") with Velux skylight, downlighters and radiator.

SHOWER ROOM

with large tiled shower cubicle with thermostatic shower fitment, close coupled W.C., vanity wash hand basin with mono bloc mixer tap, Velux skylight and downlighters.

SECOND FLOOR LANDING

with Velux skylight, radiator and door to:

BEDROOM SIX

4.28m x 3.50m (14' 1" x 11' 6") built into the eaves with restricted headroom and having wide Velux skylight, radiator, access to under eaves storage, solid oak flooring and door to:

EN SUITE SHOWER ROOM

with tiled shower cubicle with thermostatic shower fitment, wash hand basin with mono bloc mixer tap, close coupled W.C., chrome heated towel rail/radiator, Velux skylight, downlighters and extractor fan.



DRESSING ROOM/BEDROOM SEVEN

3.85m x 3.18m overall (12' 8" x 10' 5" overall) again within the eaves with restricted headroom having wide Velux skylight, fitted shelving and drawer space, radiator and solid oak flooring.

OUTSIDE

The property is set off Parchment Walk with a sliding gated entrance leading to the generous parking area with parking and turning for several cars, external lighting and gated access to the rear. To the rear of the property is a wonderful private garden designed for entertaining with porcelain tiled patio area with cast-iron and glass canopy providing perfect shelter from inclement weather, walled, fenced and hedged perimeters, lawn, hardstanding, external lighting and power points. There is also a very useful dog shower room.

SELF CONTAINED ANNEX

The self-contained annexe comprises a fitted kitchen, sitting room, bedroom and ensuite shower room. Ideal for a dependent relative or to let out.

HOME OFFICE

with UPVC double glazed double entrance doors, window to rear, light and power and door to SEPARATE W.C. with close coupled W.C. and wash hand basin.

COUNCIL TAX

Band F.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	81
(69-80)	C	73
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

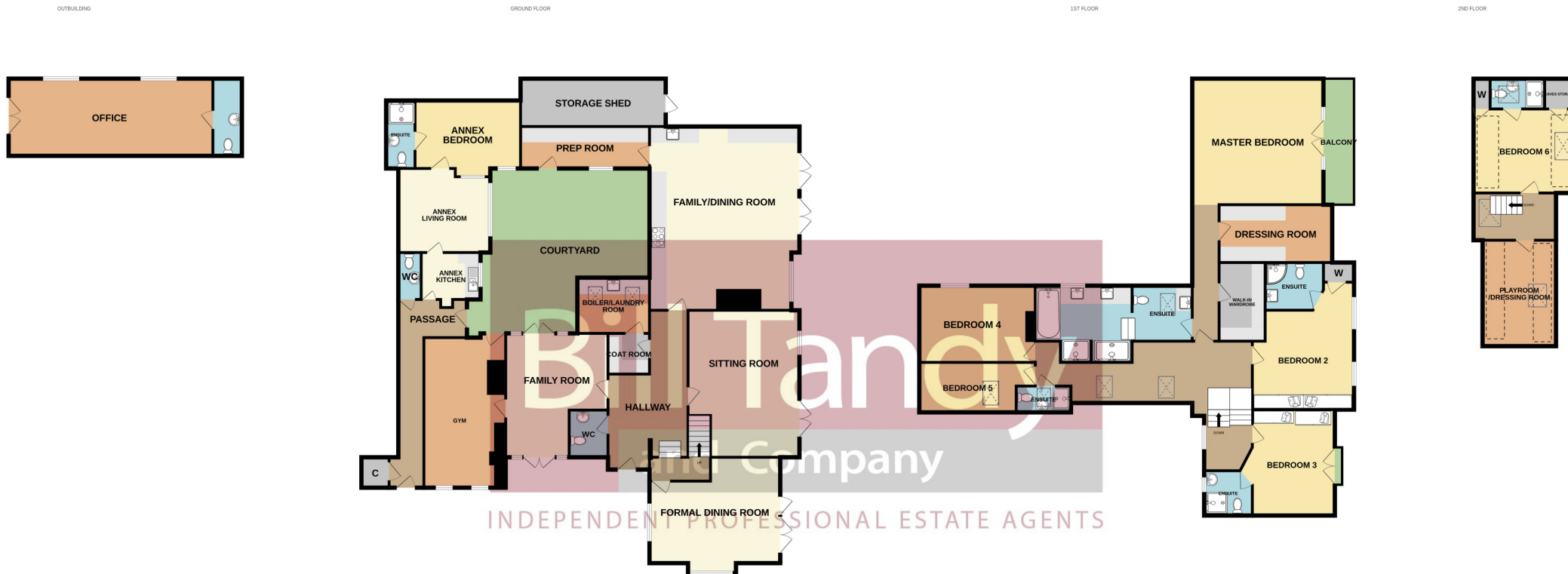
TENURE

Our client advises us that the property is Freehold. 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

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.



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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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3 Bore Street, WS13 6LJ
lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS