



# DRAFT

The Barn, 2 Darwin Park, Abnalls Lane, Lichfield,  
Staffordshire, WS13 8BJ

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

# The Barn, 2 Darwin Park, Abnalls Lane, Lichfield, Staffordshire, WS13 8BJ

## £1,100,000

Bill Tandy and Company are delighted to offer for sale this unique opportunity to purchase this stunning and generously sized barn conversion, located on the gated and prestigious small complex of Darwin Park. Located just off Abnalls Lane this lovely rural setting is only a short distance away from the cathedral city of Lichfield with its superb array of facilities. Properties on this development are rarely available and for this reason we strongly urge internal viewings for the property to be fully appreciated. Offered with no upward chain, Darwin Park is approached via double gates and the barn itself is located to the centre of the complex with an impressive brick pillared entrance, parking for numerous vehicles and double garage. The accommodation comprises impressive dining hall, two generous reception rooms, kitchen and utility, two ground floor bedrooms and shower room. To the first floor the mezzanine landing provides access to two further bedrooms both having en suite facilities. One of the distinct features of the property is its superb and generous sized plot with front and rear gardens with countryside views to the rear.



### GRAND DINING HALL

6.05m x 4.75m (19' 10" x 15' 7") this stunning entrance to the barn has a vaulted ceiling, double doors to front, further double doors to the rear garden flanked by windows either side, staircase to first floor, tiled floor, two radiators, cloak cupboard and partially exposed brick walls.

### SITTING ROOM

7.09m x 3.99m (23' 3" x 13' 1") having double glazed windows overlooking the rear garden, French doors to patio, two radiators and a feature fireplace with exposed brick hearth and inset, oak beamed surround, mantel above and power socket for an electric fire.

### DINING/FAMILY ROOM

4.98m x 4.77m (16' 4" x 15' 8") approached via double doors from the dining hall and having double glazed windows to front and rear, door to patio and radiator.

### KITCHEN

3.86m x 3.13m (12' 8" x 10' 3") having double glazed windows to front and side, Travertine tiled floor, ceiling spotlighting, a range of encasement base cupboards and drawers with granite work tops above, tiled surround, wall mounted cupboards, inset one and a half bowl stainless steel sink unit, wine rack, plinth heater, Britannia range style electric cooker with five ring hob above, inset microwave and integrated appliances include fridge/freezer and dishwasher.

### UTILITY ROOM

2.12m x 1.39m (6' 11" x 4' 7") having double glazed window to rear, door to side pathway, space for washing machine, Travertine tiled floor and door to;

### BOILER CUPBOARD

1.41m x 1.39m (4' 8" x 4' 7") housing the Worcester boiler and provides additional storage if required.

### BEDROOM THREE

3.57m x 3.22m (11' 9" x 10' 7") having double glazed window to front, radiator, door from inner hall and access to a nearby shower room.



### GROUND FLOOR SHOWER ROOM

2.40m max x 1.49m (7' 10" max x 4' 11") having an obscure double glazed window to rear, radiator, tiled floor and suite comprising pedestal wash hand basin, low flush W.C. and shower with shower appliance over and tiled surround.

### BEDROOM FOUR/OFFICE

3.78m x 3.50m (12' 5" x 11' 6") having access from the dining hall this versatile ground floor bedroom could be an ideal home office and has double glazed window to front and radiator.

### FIRST FLOOR MEZZANINE GALLERY LANDING

having stunning views overlooking the grand dining hall this superb mezzanine landing has feature picture window with views of the front garden, exposed timbers and doors lead off to:

### BEDROOM ONE

4.00m x 3.72m plus recess (13' 1" x 12' 2" plus recess) having double glazed window to rear, a range of skylight windows to either side, two radiators and door to:

### DRESSING ROOM

4.91m x 4.19m (16' 1" x 13' 9") this dressing room could also be used as an additional bedroom and has double glazed window to front, radiator, fitted wardrobes with storage above, additional oak double wardrobe and door to:



### **EN SUITE BATHROOM**

2.30m x 1.72m (7' 7" x 5' 8") having skylight window to front, chrome heated towel rail, marble tiled surround and marble tiled floor, spotlighting and modern suite comprising vanity unit with inset wash hand basin, low flush W.C. and twin-ended bath with shower head attachment.

### **BEDROOM TWO**

having a range of double glazed windows to rear and side, two radiators and a superb range of fitted oak wardrobes. Door to:

### **EN SUITE SHOWER ROOM TWO**

having skylight window to front, chrome heated towel rail, marble tiled surround and marble tiled floor, ceiling spotlighting, vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with shower appliance over.



### **OUTSIDE**

The property is located on a prestigious select development of Darwin Park - a small complex of stunning barn conversions on a secluded gated development located off Abnalls Lane, and only a short distance away from the cathedral city centre of Lichfield. This stunning rural setting provides an idyllic location with stunning views of countryside to the rear, and the property is on a generous plot extending to approximately. The gated entrance with feature brick wall pillars and walling to leads to generous block paved driveway providing parking for numerous vehicles and leads to the double garage, external store, pathway to front entrance and side access. There are sweeping shaped lawns to the front with mature shrubs and trees, external water tap and external lighting. One of the distinct features of the property is its superb rear garden having twin level paved patio areas ideal for entertaining, feature reclaimed brick retaining walls and being mainly laid to lawn with hedging, mature trees and shrubs for screening and countryside views.

### **DOUBLE GARAGE**

6.15m x 5.40m (20' 2" x 17' 9") approached via twin double doors and having window and door to side, loft storage area and light and power supply.

### **EXTERNAL STORE**

accessed from the parking area, useful storage whilst houses the oil storage tank, window to side.



### **AGENTS NOTE**

We understand the property has oil fired central heating and drainage is to a septic tank. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### **COUNCIL TAX**

Band G.

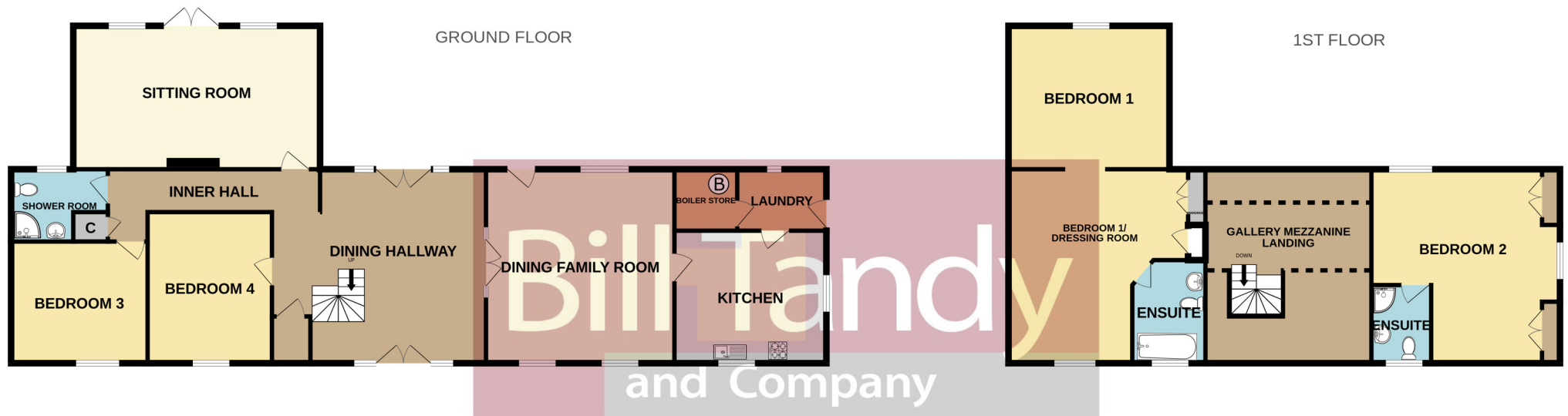
### **TENURE**

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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