

A large, two-story red brick building with a central tower and a courtyard. The building features a central tower with a small square roof and a decorative finial. The main building has a dark grey tiled roof and several windows, some with dark frames. A paved courtyard in the foreground is surrounded by brick planters containing various shrubs and a bare tree. The sky is blue with scattered white clouds.

Bill Tandy  
and Company

The Dovecote, St Mary's Barns, Church Hill, Weeford,  
Lichfield, Staffordshire, WS14 0PW

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INDEPENDENT PROFESSIONAL ESTATE AGENTS



# The Dovecote, St Mary's Barns, Church Hill, Weeford, Lichfield, Staffordshire, WS14 0PW

## £895,000

Originally converted in the mid 1990's by the well regarded developer MTJ Homes, this stunning Grade 2 Listed barn conversion was one of the original flagship barns of the development offering an outstanding array of accommodation. Centred around the eponymous dovecote which has been beautifully incorporated into the property, the generous accommodation extends to four double bedrooms, a very large family drawing room, dining room and breakfast kitchen. In addition, and unusually for a barn, there are nine parking spaces including the double car port over which is found a converted annex bedroom/home office with en suite shower. This hugely desirable barn is further enhanced by its delightful walled rear garden, which has been professionally designed with mixed hard landscaping framing the beautifully well stocked flower and herbaceous borders which are a riot of colour in the summer months. This is a truly rare opportunity and to fully appreciate this quality barn conversion an early viewing would be strongly encouraged.



### STUNNING DINING HALL

5.16m x 4.60m (16' 11" x 15' 1") approached via a glazed front door this is an impressive entrance to the property having a high beamed ceiling with brick feature arches, tiled floor, double French doors set into a brick arch opening to the rear garden, double radiator, two staircases leading off one with under stairs cupboard and door to:

### FITTED GUESTS CLOAKROOM

having W.C. with concealed cistern, feature granite wash hand basin with free-standing brass mixer tap, heated towel rail/radiator, downlighters, wall lights and extractor.

### IMPRESSIVE FAMILY DRAWING ROOM

8.00m x 5.16m (26' 3" x 16' 11") a very generously proportioned room having exposed timber beams, central brick feature fireplace with raised blue brick hearth, a stove effect LPG fire and timber mantel, double French doors to rear garden, dual aspect double glazed windows, downlighters and two radiators.

### FABULOUS FAMILY DINING KITCHEN

6.90m x 5.00m max (22' 8" x 16' 5" max) having quality white quartz topped work surfaces with base bespoke storage cupboards and drawers, matching wall mounted storage cupboards, Belling Classic range type two oven cooker, LG fridge/freezer, integrated dishwasher with matching fascia, one and a half bowl white enamel sink unit with swan neck mixer tap, waste disposal and filter tap, extractor fan, feature glazed splashback with quartz upstands, pelmet lighting, tiled flooring, downlighters, sealed unit double glazed double French doors opening to the rear garden, dual aspect double glazed windows, dresser style storage with glazed cabinets and display shelving, two double radiators, clay bottle rack and door to:

### UTILITY ROOM

having further work surface space, single drainer sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, broom store cupboard, ceramic floor tiling, shelving with coat hooks, extractor fan and sealed unit double glazed window.

### FIRST FLOOR LANDING

having ample space for a desk and door opening to:



### MASTER BEDROOM SUITE

5.10m x 4.00m (16' 9" x 13' 1") having three double doored built-in wardrobes, dual aspect sealed unit double glazed window, central feature roof truss, double radiator and door to:

### LUXURY EN SUITE BATHROOM

having a free-standing contemporary bath with wall mounted mixer tap, large shower area with glazed curved screen and thermostatic shower fitment, vanity unit with mixer tap and large drawer under, W.C. with concealed cistern, ceramic floor and wall tiling with under-floor heating, sealed unit obscure double glazed window, low energy downlighters, extractor fan, revealed timber roof truss and chrome heated towel rail/radiator.

### SECOND FIRST FLOOR LANDING

approached via the second staircase and having spindle balustrade and doors open to:

### BEDROOM TWO

4.80m x 3.80m (15' 9" x 12' 6") stairs to the former original dovecote having the revealed brick framework, dual aspect double glazed windows, high ceiling and timber wall panelling.

### BEDROOM THREE

4.50m x 2.44m (14' 9" x 8' 0") having double built-in wardrobe, large shelved store cupboard, two sealed unit double glazed windows to rear, radiator and exposed roof truss and brickwork.



## BEDROOM FOUR

5.22m x 2.53m (17' 2" x 8' 4") having double built-in wardrobe, sealed unit double glazed window to front, Velux skylight, radiator and revealed roof beams.

## LUXURY SHOWER ROOM

having large shower cubicle with glazed screen and thermostatic shower fitment with hose and drencher shower, vanity unit with inset wash hand basin with mixer tap, W.C., mirrored medicine cabinet with LED lighting, extractor fan, sealed unit obscure double glazed window to rear, LVT laminate flooring and chrome heated towel rail/radiator.

## ANNEX OFFICE/OCCASIONAL BEDROOM

5.00m x 4.83m (16' 5" x 15' 10") a versatile room above the double car port with a staircase and having three skylights, downlighters and door to:

## ANNEX EN SUITE SHOWER ROOM

having Triton shower fitment, close coupled W.C., vanity unit with wash hand basin and cupboard space beneath, co-ordinated ceramic floor and wall tiling, LED mirror, Velux skylight, downlighters and extractor fan.



## OUTSIDE

The property has nine parking spaces in all with five to the front of the property, two in the car port and a further two to the front of the car port. There is feature external lighting and raised brick herbaceous planters. The beautiful walled rear garden is a truly delightful feature of the property having Weeford church as its backdrop. The garden has been professionally landscaped and includes wonderful entertaining seating areas with dry stone walls creating some beautifully shaped and well stocked flower and herbaceous borders with a feature pergola and summerhouse. The pathways are a delightful mix of gravel, cobble and brick adding to the natural rustic feel of the garden, which enjoys a southerly facing aspect. A side gated passage leads to the front.

## DOUBLE CAR PORT

5.08m x 4.45m (16' 8" x 14' 7") having twin bays having light and power with additional block paved parking for two cars to the front.

## COUNCIL TAX

Band G.

## FURTHER INFORMATION/SUPPLIES

Mains water and electricity connected. Private sewerage plant and LPG heating, please note there is no mains gas. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



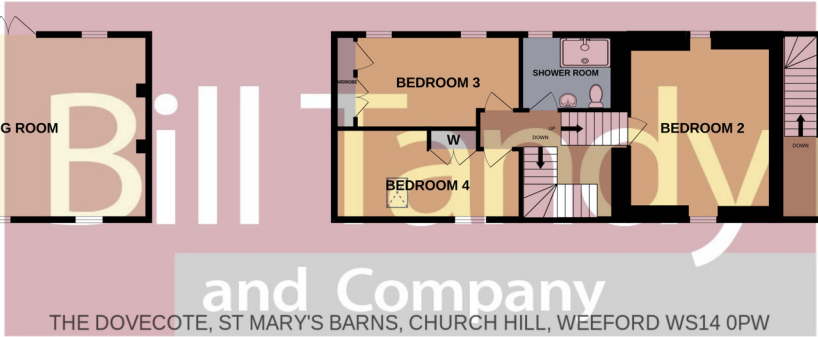
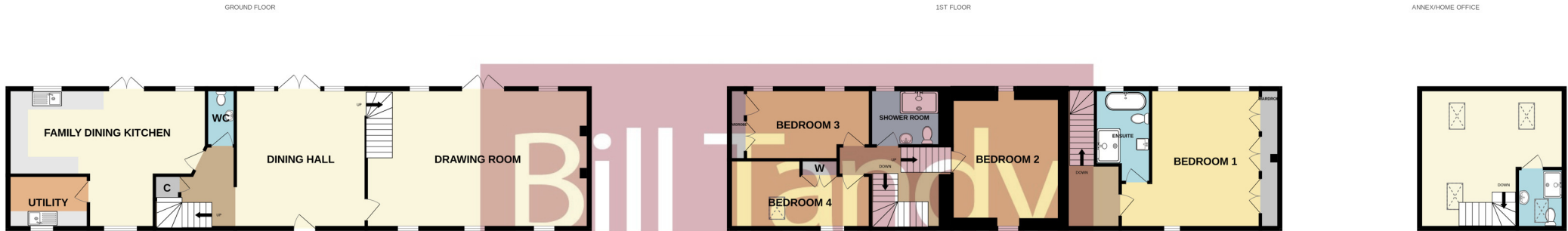
## TENURE

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](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.



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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](http://www.billtandy.co.uk)



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