



Farm House, Plot 1 Lysways Lane, Hanch, Lichfield,  
Staffordshire, WS13 8HH

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



# Farm House, Plot 1 Lysways Lane, Hanch, Lichfield, Staffordshire, WS13 8HH

## £895,000

This beautifully restored farm house has been thoughtfully renovated with quality and luxury in mind. From the stunning herringbone flooring to the quality in-frame double glazing, this exquisite property is truly the height of luxury. The generous four double bedroom accommodation is further enhanced by the two large reception rooms and the huge family dining kitchen. With attention to detail, modern luxury features have all been sympathetically introduced to preserve the natural character and charm of the building, this truly is a home of great distinction. An early viewing would be strongly recommended to fully appreciate the extent and quality of this fine period farm house.



### RECEPTION PORCH

with charming arched double entrance door, quarry tiled floor and inner real oak entrance door with double glazed insert opening to:

### RECEPTION HALL

a stunning entrance to the property having feature Camaro herringbone vinyl flooring, stairs leading off with feature glass balustrade, NEST central heating thermostat control, low energy downlighters and feature arched double glazed windows to front.

### SITTING ROOM

4.78m x 3.51m (15' 8" x 11' 6") having double glazed window to front and low energy downlighters.

### FAMILY ROOM

4.66m x 2.91m (15' 3" x 9' 7") having dual aspect double glazed windows.

### STUNNING FAMILY DINING KITCHEN

7.43m x 4.15m (24' 5" x 13' 7") a high quality luxury fitted kitchen having white quartz work tops surmounted above attractive navy colour doored units with feature brass knurled handles, built-in and integrated Neff appliances including double oven, convection microwave, fridge, freezer and dishwasher, five ring ceramic hob and extractor hood, stainless steel sink with mixer tap, quartz upstands and splashback, double glazed window and door to outside, central feature island unit with deep pan drawers and breakfast bar overhang, large sitting area with double glazed double French doors to the garden and eye-level T.V. point, low energy downlighters, a continuation of the Camaro herringbone blond oak LVT flooring and door to:

### UTILITY ROOM

having a continuation of the white quartz work top, further navy doored base storage cupboards with the brass knurled handles, stainless steel sink with mixer tap, quartz upstands, space and plumbing for washing machine and tumble dryer, useful broom cupboard and double doored cupboard housing the pressurised hot water cylinder and Strom E boiler providing the underfloor heating throughout the property. Door to:



### LUXURY GROUND FLOOR SHOWER ROOM

having large double shower cubicle with tiled surround and thermostatic shower fitment with hose and drencher shower, W.C. with concealed cistern, vanity unit with mixer tap and useful drawer space, comprehensive wall tiling with wall mirror, downlighters and extractor fan and double glazed window to side.

### FIRST FLOOR GALLERIED LANDING

having glass balustrade and feature arched double glazed window to front, further NEST thermostat control and doors leading off to:

### BEDROOM ONE

4.68m x 2.98m (15' 4" x 9' 9") having dual aspect double glazed windows, radiator, downlighters and door to:

### LUXURY EN SUITE

having large walk-in shower cubicle with glazed screen and thermostatic shower fitment with hose and drencher shower, close coupled W.C., vanity unit with wash hand basin with mixer tap and useful drawer space, chrome heated towel rail/radiator, obscure double glazed window to side, comprehensive ceramic floor and wall tiling, downlighters and extractor fan.

### BEDROOM TWO

4.87m x 3.58m (16' 0" x 11' 9") having dual aspect double glazed windows and radiator.

### BEDROOM THREE

4.17m x 3.74m (13' 8" x 12' 3") having double glazed window to



## BEDROOM FOUR

3.52m x 3.13m (11' 7" x 10' 3") having double glazed window to side and radiator.

## LUXURY FAMILY BATHROOM

having a suite comprising panelled bath with mixer tap, large separate glazed shower cubicle with thermostatic shower with hose and drencher shower, vanity unit with wash hand basin with mono bloc mixer tap and drawer space beneath and close coupled W.C., chrome heated towel rail/radiator, downlighters and extractor fan, electric toothbrush charging point with shaver point and LED backlit mirror.

## OUTSIDE

The property is set back off the road with a gated driveway and parking for several cars with post and rail fenced perimeter and block paved front pathway. The garden is set to the side of the property bordering onto neighbouring fields and has a lawned area, pathway and patio and post and rail fencing taking full advantage of the far-reaching countryside views.

## COUNCIL TAX

To be assessed.

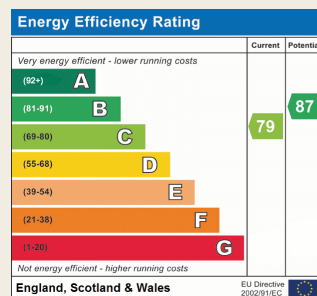


## GENERAL INFORMATION/SUPPLIES

Please note there is no mains gas at the property. A Service Charge (to be confirmed) will be applicable to the property to cover the cost of the emptying and servicing of the septic tank (please note there is a private drainage system), together with any maintenance of the communal areas within the courtyard.

## BUILDERS WARRANTY

The property will be sold with a suitable builders warranty with details available in due course.



## 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.



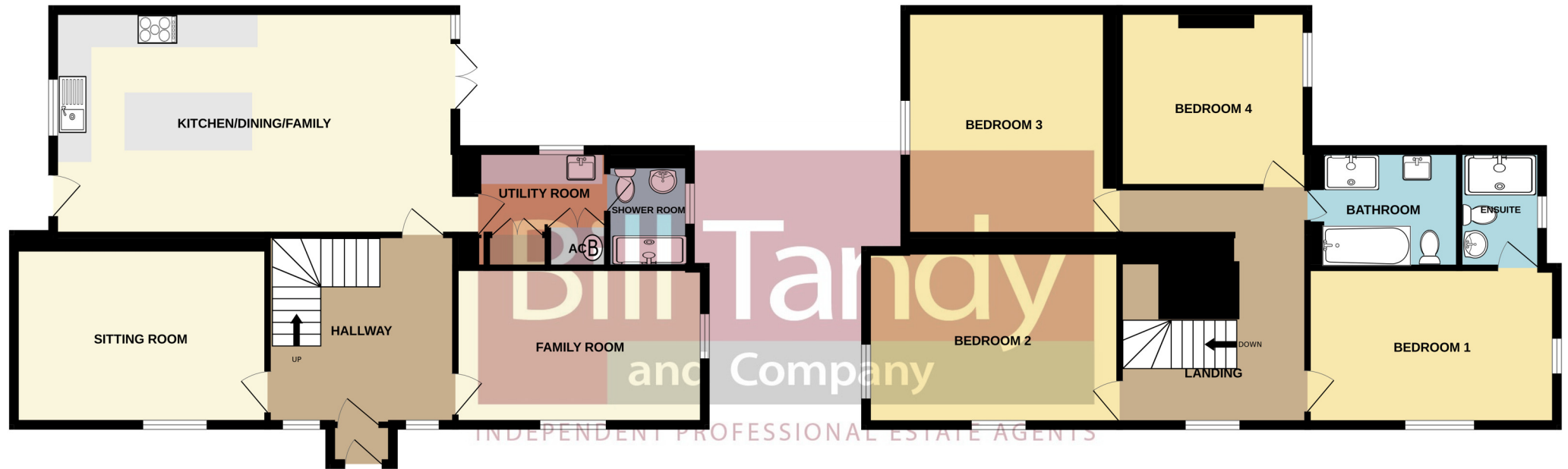
## VIEWING

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.

GROUND FLOOR

1ST FLOOR



FARM HOUSE, PLOT 1, LYSWAYS LANE, HANCH WS13 8HH

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.  
 Made with Metropix ©2024

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

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



**Bill Tandy**  
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS