



Elswick House, Fisherwick Road, Whittington, Lichfield,  
Staffordshire, WS14 9LH

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



## Elswick House, Fisherwick Road, Whittington, Lichfield, Staffordshire, WS14 9LH

### £1,100,000 Offers Over

Bill Tandy and Company, Lichfield, are delighted to offer for sale this unique traditional residence, located in one of the most sought after villages neighbouring the cathedral city of Lichfield. Elswick House dates back to the early 18th Century with later additions in the early 19th Century, and this Grade 2 Listed property provides elegance and resplendent history which is evident at every turn. This outstanding family home extends to approximately 4,178 square feet of accommodation. This large and sumptuous family accommodation blends perfectly practical family living space with the grandeur that the house of its importance should possess. With the attached Coach House, the property offers a unique opportunity for prospective purchaser the opportunity to either operate a business from the premises, create an independent annexe or simply extend the current living accommodation. For this reason we strongly urge prospective purchasers to view the property internally for it to be fully appreciated.



#### PORCH AREA

having front entrance door with stained glass window above and opens to:

#### IMPRESSIVE RECEPTION HALL

The hall with its beautiful herringbone oak floor and provides one with a glimpse of the charm of the two large reception rooms either side. There is a short passage to the dining/kitchen with a window overlooking the front. A wide staircase leads to the first floor, wall radiator.

#### GUESTS CLOAKROOM

having wall mounted wash hand basin with tiled surround, low flush W.C. and cloak cupboard area with understairs storage space.

#### DRAWING ROOM

6.78m x 5.72m (22' 3" x 18' 9") this elegant high ceilinged drawing room is equally as impressive by both day and night, with a large picture window to rear with French doors to the beautifully cared for rear walled south facing garden. The lovely old basket-weave wood flooring and open fire within the impressive inglenook fireplace offer a wonderful cosy scene for evening entertainment. Glazed double doors lead to the dining/kitchen, and there are two large radiators.

#### DINING ROOM

4.77m x 3.52m (15' 8" x 11' 7") this Victorian dining room is a room of resplendent elegance with a gracious marble fireplace with ornate ceiling rose, window to front, wooden parquet floor and radiator.

#### DINING KITCHEN

7.11m x 4.39m (23' 4" x 14' 5") a beautifully updated kitchen having integrated appliances really is at the heart of this wonderful home. A charming adjoining dining area with casual seating area enjoys an abundance of light with panelled glazed windows to front, rear and side. The large kitchen has been superbly updated having a range of base cupboards and drawers with beautiful granite work tops above, two inset Belfast sinks with drainers, superb larder style cupboards, two Hotpoint ovens, five ring gas hob, integrated fridge, freezer and dishwasher and ceiling spot lighting.

#### UTILITY ROOM/BOOT ROOM

4.89m x 3.22m (16' 1" x 10' 7") this extra large utility room/boot room beckons a host of possible opportunities and provides internal access to the Coach House which once, until recently, a nursery school. A glazed door leads to the rear garden, windows to both side and rear, twin bowl stainless steel sink with base cupboards, space for washing machine and tumble dryer and access to:



#### GUESTS W.C.

having window to rear, two wash hand basins and two low flush W.C.'s with tiled surround.

#### FIRST FLOOR LANDING

having a lovely stained glass skylight which allows light to flood onto the wide staircase providing access to the central landing. This provides access to four generous sized bedrooms, bathroom and further access to the second floor. there is also a large double doored airing cupboard.

#### BEDROOM ONE

5.33m x 4.47m (17' 6" x 14' 8") this impressive bedroom has stunning views of the garden to both rear and side, radiator and feature high ceiling. Access to:

#### EN SUITE SHOWER ROOM

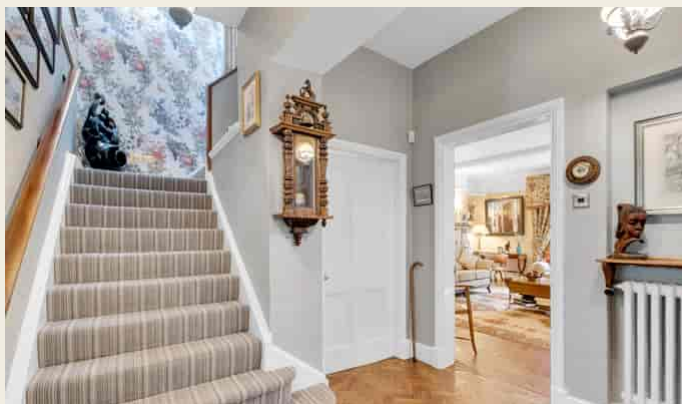
2.39m x 1.76m (7' 10" x 5' 9") having window to side, radiator and suite with wood panelling surround and comprises pedestal wash hand basin, bidet, high flush w.c. and shower enclosure with shower appliance.

#### BEDROOM TWO

4.76m x 3.50m (15' 7" x 11' 6") having feature views of the opening entrance to the property and is currently used as a home office with a pretty open fireplace with scope, if required, to create an en suite and having windows to front and side and radiator.

#### BEDROOM THREE

4.74m x 3.43m (15' 7" x 11' 3") having window overlooking the rear walled garden, radiator and useful wardrobe.



### **BEDROOM FOUR**

4.02m x 3.15m (13' 2" x 10' 4") having window overlooking the rear walled garden, radiator and a discreet door hides stairs leading to:

### **SECOND FLOOR LANDING**

having useful wash hand basin, eaves storage, skylight window to front and a separate W.C.

### **BEDROOM FIVE**

3.32m x 3.13m (10' 11" x 10' 3") having dormer window to side, access to eaves storage and access to:

### **BEDROOM SIX**

4.48m x 3.08m (14' 8" x 10' 1") having window to side with stunning views of the garden, access to eaves storage and loft access.

### **THE COACH HOUSE/NURSERY**

operating as a highly successful nursery school since 1986 serving the village, the nursery, located as it was in the coach house, catered for 31 children daily. The nursery closed in late 2022. With its own independent access (if required) the nursery could be ideal for offices, or could be used as an annexe for relatives or extended family. The Coach House comprises three generous ground floor reception rooms with access to integral garage, children's cloakroom and large kitchen, with sink providing access to the rear courtyard and garden. On the first floor are two additional reception rooms and a kitchen area. There is an opportunity to create another access point to the property at the roadside should you wish to do so, and of course further details for this can be provided by the estate agent.



### **OUTSIDE**

A high wall at the front of the property boasts a pair of impressive period gates. There is parking for numerous vehicles and access to a large garage. The front is walled, and features attractive trees and shrubs. To the rear is a superb partly walled garden, professionally landscaped with lawns, terraces, herbaceous borders and mature fruit trees. Uniquely, it is the most peaceful and private private gardens, yet it has also offered wonderful opportunities for generations of small children to explore and play. Set to the side is a smaller garden, accessed through a gate, and leading to an al fresco patio area, with adjacent lawn and mature borders, the whole extending to approximately one third of an acre.

### **LOCATION**

Elswick House is situated in the heart of the village of Whittington, within close proximity of the cathedral city of Lichfield. Whittington is a highly sought after village with a vibrant community and good everyday facilities including doctors surgery, chemists, newsagents, village store, public houses and a recently opened cafe., play parks and sporting facilities. There is also an excellent primary school within the village which falls into the catchment area of the King Edward VI secondary school in Lichfield. Other schools in the area include the Lichfield Cathedral private school, Twycross school, Repton school, Smallwood Manor and Denstone College. Whittington is ideal for commuting with nearby A38, A5, M6 toll, M6 and M42. Superb train access is found within the cathedral city of Lichfield and Tamworth providing access to London Euston and Birmingham New Street.

### **COUNCIL TAX**

Band G.



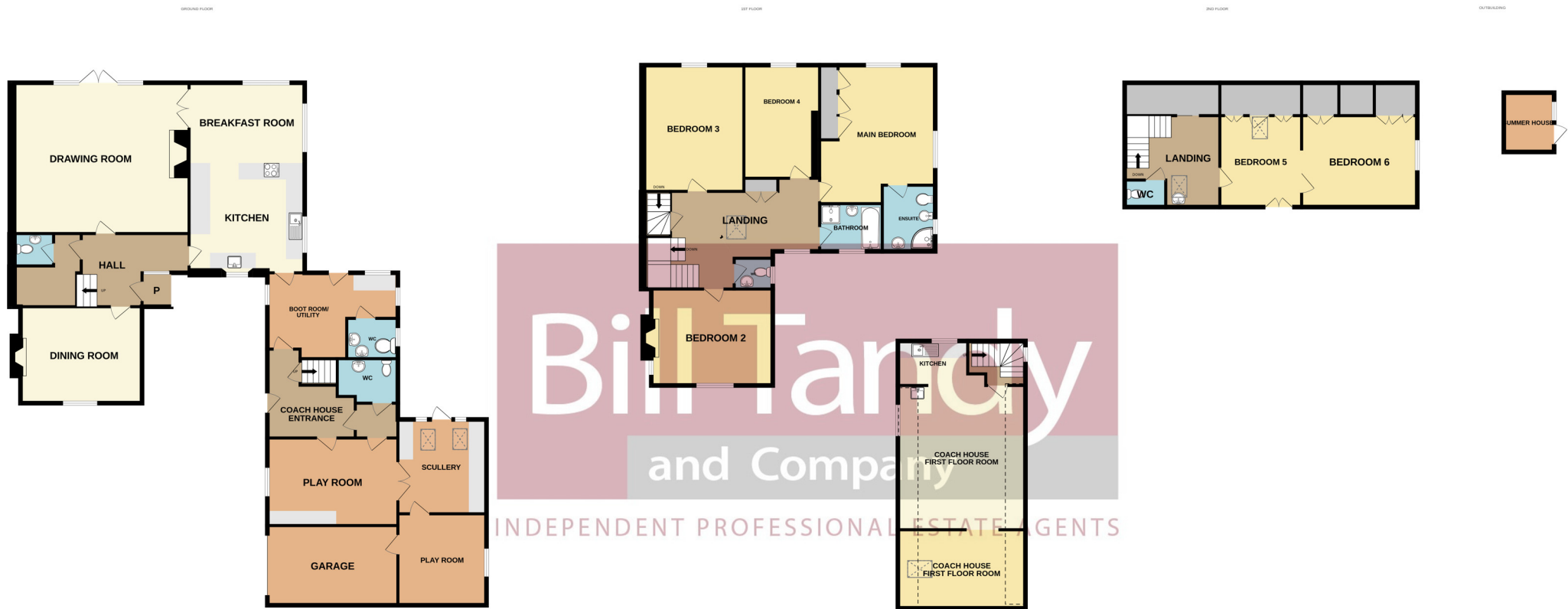
### **TENURE**

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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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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