



The Barn, Plot 3 Lysways Lane, Hanch, Lichfield,
Staffordshire, WS13 8HH

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£625,000

This beautiful barn conversion forms part of the exclusive development of just five similar homes within the exclusive hamlet of Hanch. Just some three miles from Lichfield city centre the location is perfect for those looking for a rural getaway whilst remaining convenient for commuter access. The excellent road and rail network which serves the area provides great links to many Midland commercial centres and beyond. This stunning barn has an exquisite layout with luxury fixtures and fittings throughout. Newly converted the barn has three good bedrooms, together with a stunning open-plan family dining kitchen area with integral Neff appliances. This is an exclusive courtyard development, and an early viewing would therefore be strongly recommended.



RECEPTION AREA

approached via a PVC composite entrance door with double glazed inserts and side screens and having feature Camaro herringbone flooring with underfloor heating and door to:

FITTED GUESTS CLOAKROOM

having vanity unit with wash hand basin with mono bloc mixer tap and useful drawer space beneath, W.C. with concealed cistern, ceramic wall tiling with wall mirror, Camaro flooring with underfloor heating, low energy downlighters and extractor fan.

SITTING ROOM

5.66m x 3.48m (18' 7" x 11' 5") with glazed double doored entrance and having dual aspect double glazed windows, downlighters and underfloor heating with thermostat control.

OPEN PLAN FAMILY DINING KITCHEN AREA

6.63m x 5.66m (21' 9" x 18' 7") the Dining Area having double glazed triple bi-fold doors opening out onto the rear garden and patio, stairs leading off with glazed and oak balustrade with useful cupboard space beneath, Camaro herringbone flooring with underfloor heating with thermostat control and open to the Breakfast Kitchen Area 5.66m x 2.78m (18' 7" x 9' 1") having white quartz work tops with grey doored cupboards below, Neff integrated appliances including double oven and grill, fridge, freezer, dishwasher and five ring hob with concealed extractor above and quartz splashback, quartz upstands, stainless steel sink with swan neck mixer tap, double glazed window to front, low energy downlighters, Camaro herringbone flooring with electric underfloor heating with thermostat control, breakfast bar and double glazed window to rear.



GENEROUS FIRST FLOOR LANDING

having wide double glazed window overlooking the rear garden with lovely views, access to loft and cupboard housing the Strom E boiler with heating manifold. Doors lead off to:

BEDROOM ONE

4.17m x 2.75m (13' 8" x 9' 0") having double glazed window to rear, underfloor heating with thermostat control and door to:

LUXURY EN SUITE SHOWER ROOM

having large tiled shower cubicle with glazed shower screen with thermostatic shower fitment with hose and drencher shower, vanity unit with wash hand basin with mono bloc mixer tap and drawer space beneath, close coupled W.C., wall mounted vanity mirror, low energy downlighters, obscure double glazed window, comprehensive ceramic floor and wall tiling and underfloor heating with thermostat control.

BEDROOM TWO

3.44m x 3.25m (11' 3" x 10' 8") having double glazed window to front and underfloor heating with thermostat control.



BEDROOM THREE

3.50m x 2.31m (11' 6" x 7' 7") having double glazed window to rear and underfloor heating with thermostat control.

FAMILY BATHROOM

having panelled bath with mixer tap, separate double shower cubicle with glazed screen and thermostatic shower fitment with hose and drencher shower, vanity unit with wash hand basin with mono bloc mixer tap and drawer space beneath, close coupled W.C., low energy downlighters, LED backlit mirror, obscure glazed window, comprehensive ceramic floor and wall tiling and underfloor heating with thermostat control.

OUTSIDE

The property has a designated parking area providing parking for a couple of cars. There is a side gated entrance leading round to the rear garden which is generously proportioned with a patio seating area and set to lawn with post and rail fencing and a lovely open countryside view across neighbouring fields.

COUNCIL TAX

To be assessed.

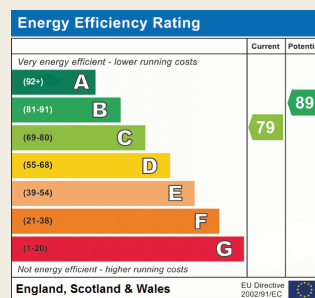


GENERAL INFORMATION/SUPPLIES

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

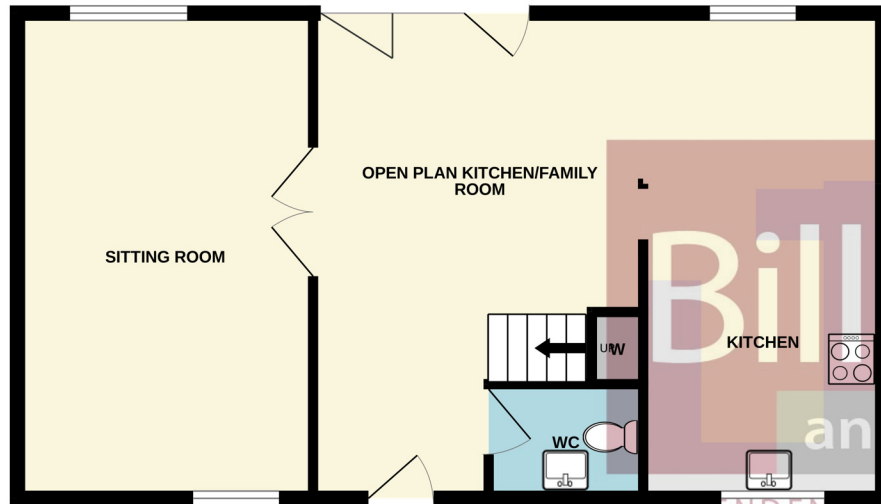
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

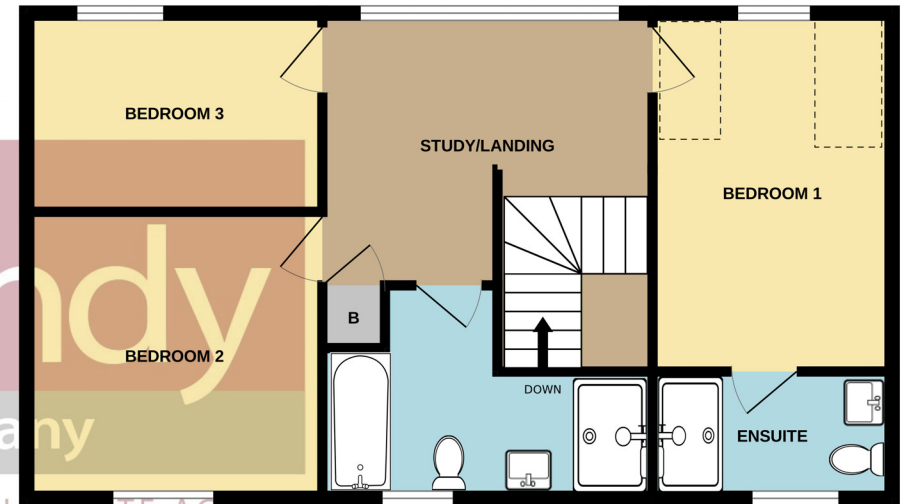
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



THE BARN, PLOT 3, 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.
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