



ARDMORE HOUSE | NETHER BEACON | LICHFIELD | STAFFORDSHIRE |

Downes  
&  
Daughters  
ESTATE AGENCY



# ARDMORE HOUSE

NETHER BEACON | LICHFIELD | STAFFORDSHIRE | WS13 7AT

£795,000

Is this Lichfield's best kept secret? Almost totally hidden from Nether Beacon, you have no idea what lies behind the modest entrance door until you open it. The grandeur of this property is then immediately apparent as you gaze across the elegant courtyard approach toward the Grade II Listed Georgian property, latterly added to by the Victorians, and once formed part of Lord Lichfield's 'city residence'. The beautifully presented interior extends to 2,652 square feet and offers flexible family accommodation over three floors, all decorated in sympathetic Georgian colours. The ground floor consists of an entrance hallway, guest cloakroom, bespoke hand painted kitchen, two wonderfully elegant formal reception rooms and a high quality orangery giving access to the rear garden.

The upper floors are equally impressive with four spacious bedrooms, a luxury bathroom, shower room, separate WC and an ingenious first floor laundry room. Further treats lie waiting outside with the rare benefit of an integral double garage, fore courtyard, driveway and an attractive walled garden completely hidden from Nether Beacon, which has recently had an extensive makeover by Lichfield's premier landscape architects, G-Scapes.

Viewing is essential to appreciate the unique nature of this impressive 'piece of history', its levels of privacy and its central location.



## GROUND FLOOR

A delightfully welcoming hallway with oak floor leads you through to the bespoke hand painted kitchen and the thoroughly impressive reception rooms. The grandeur of this property is evident at every turn with the elegantly presented formal dining room and drawing room with high ceilings, open fire place and sash windows, served well by the kitchen and the recent addition of a high quality orangery, giving access to the rear garden. The ground floor is completed with a guest cloakroom.





## UPPER FLOORS

The upper floors are equally impressive with two double bedrooms with pleasant views over the garden on the first floor with a luxury bathroom, separate WC and an ingenious first floor utility room. The second floor provides two further double bedrooms, also with pleasant views of the garden, a shower room and WC.



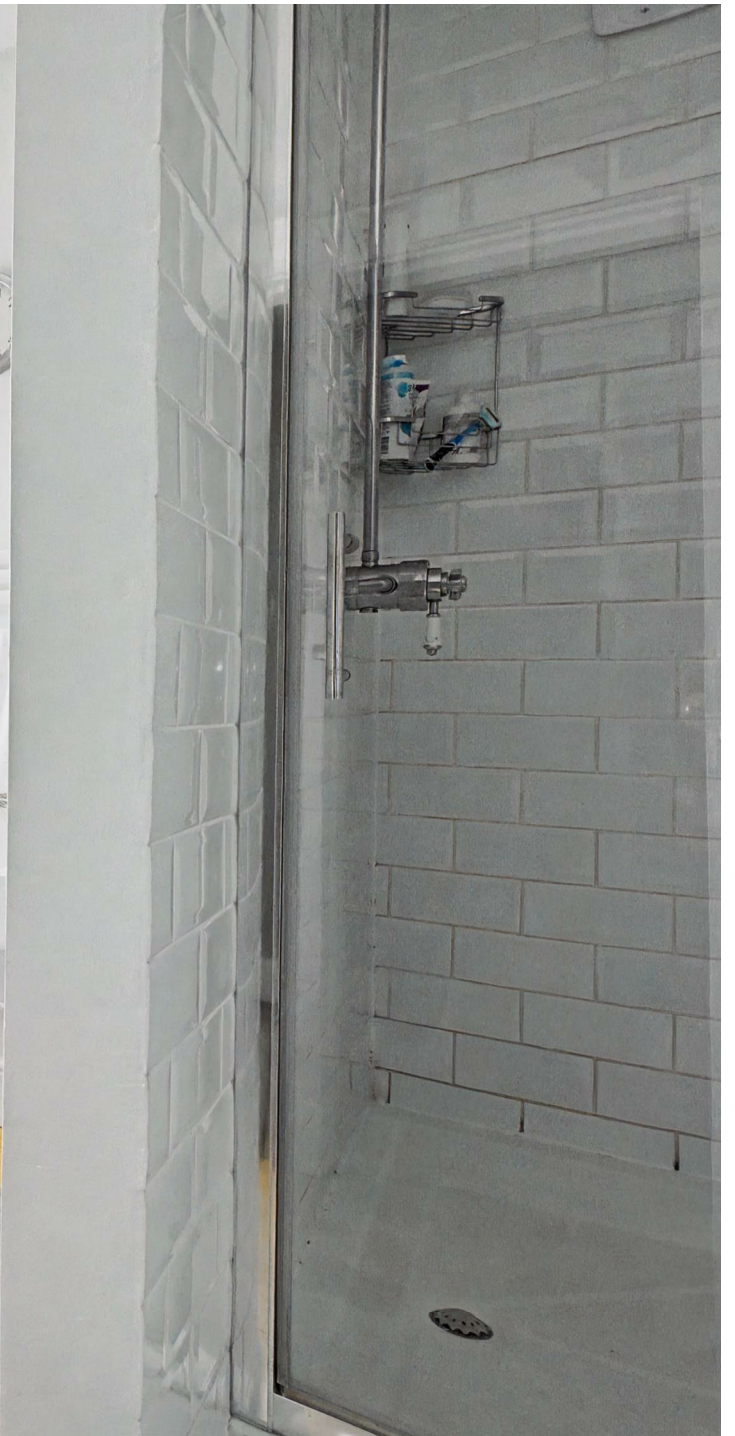




## WHY WE LOVE THIS HOUSE...

We fell in love with its character and craftsmanship — a beautiful historic home that honours its past while providing warm, welcoming spaces to host, unwind, and grow together".





## OUTSIDE

Further treats lie waiting for you outside with an impressive walled rear garden, totally hidden from Nether Beacon, continuing the secretive nature of this property. Benefitting from a recent and extensive G-Scapes makeover, this established garden offers shaped lawns, patio seating areas, arbor walkways, vegetable gardens, shed/play fort, greenhouse and a wealth of stylishly planted beds and borders. A secure gated entrance gives you access to the driveway and Nether Beacon. It doesn't finish there, as possibly the most shocking feature of this home is the inclusion of an integral double garage and a beautifully presented walled courtyard providing the most attractive approach imaginable.





EPC Rating: D



Total area: approx. 246.4 sq. metres (2652.1 sq. feet)



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