



SWAN HOUSE | FISHERWICK WOOD LANE | LICHFIELD

Downes
&
Daughters
ESTATE AGENCY



SWAN HOUSE

FISHERWICK WOOD LANE | LICHFIELD | STAFFORDSHIRE | WS13 8QE

£975,000

A truly exceptional example of a barn conversion forming part of this exclusive rural community, situated just outside the popular village of Whittington. Converted in the early 90s to an exacting standard with opulent twists and unique landscaping features rarely seen in conversion programmes in the modern day. Sitting on a plot of almost half an acre of formal gardens surrounded by rolling Staffordshire countryside only moments away from the picturesque Fisherwick Lakes facility.

The barn itself offers nearly 4,000 square feet of accommodation laid out over two floors blending the inherent historic charm of the building with modern styling, in a flexible and spacious manner. A sumptuous ground floor boast two large reception rooms, one with the quintessential 'barn attributes' and both with log burners and a delightful blend of exposed brickwork and ceiling beams. The impressive vaulted ceilings of the living space and landing provide the necessary levels of grandeur one

would expect from a property of this nature and the open plan kitchen, diner and sun room provide a sociable family hub. The formal dining room and guest cloakroom completing the ground floor.

The history of the building becomes even more evident on the first floor with all rooms boasting the most wonderful vaulted ceilings proudly displaying the original roof structures and a selection of original and painstakingly restored circular windows. Four spacious bedrooms and two bathrooms span from a breath taking mezzanine landing and library area looking down on the main reception.

The property also enjoys the rare benefit of a large triple garage and workshop, gated carport and stunning formal gardens to the front and rear. For the more 'equine minded' there are many livery yards and paddocks within walking distance.



GROUND FLOOR

- Entrance Hallway With Bespoke Double Doors Opening To...
- Classic Barn Reception With Triple Height Vaulted Ceiling, Log Burner & Quintessential Barn Window & Door To Rear Garden
- Living Room With Log Burner & Door To Rear Garden
- Semi Open Plan Dining Room
- Kitchen Diner With Bespoke Oak Units & Central Island
- Sun Room With Access To Rear Garden
- Guest Cloakroom





FIRST FLOOR

- Stunning Gallery Library Landing
- Principal Bedroom
- En Suite Bathroom
- Double Aspect Bedroom Two
- Bedroom Three With Built In Wardrobe
- Bedroom Four With Built In Wardrobe
- Luxury Family Bathroom







WHY WE LOVE THIS HOUSE...

"It has been a perfect family home with lots of space, inside and out, for relaxing and entertaining family and friends. We have lived here for 22 years and still appreciate the peaceful rural, but not remote, location."





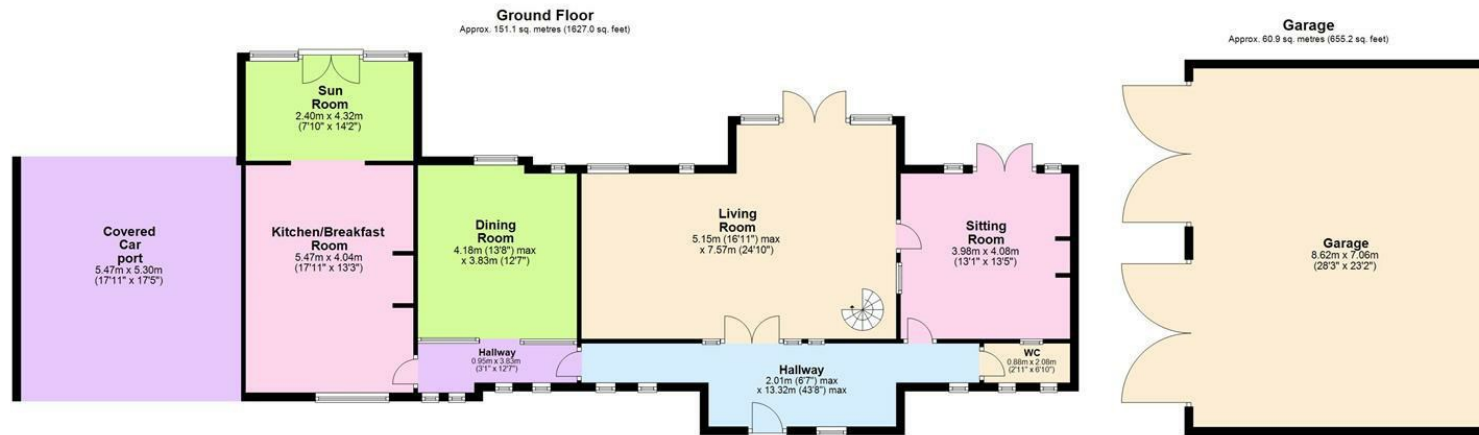
THE GARDENS

Where does one start describing a garden of this calibre? No words will do justice to the years of hard work the current owners have put in to this most delightful private space which extends to nearly half an acre. The garden is mainly laid to lawn rolling down to a picturesque brook with rural views beyond and has been divided up in to manageable smaller gardens with a number of patio seating areas, a coppice and some simply wonderful design features such as an open fireplace and telephone box. Lavishly stocked with a wide selection of perennials, shrubs and mature trees, the central feature of a striking raised open sided seating area with bridge approach provides a peaceful spot to sit and enjoy the views. The front walled garden is also beautifully presented with a cobbled path approach, decorative well, large gated carport and a separate triple garage with power and water. After such a feeble attempt at trying to describe this wonderful garden the agent strongly advises a personal inspection to fully appreciate the abundant charm of both the garden and the house.





EPC Rating: D



Total area: approx. 365.0 sq. metres (3928.7 sq. feet)



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