

Sunnyview House Seedymill Lane,

Lichfield WS13 8HG

Downes & Daughters
ESTATE AGENCY

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£480,000

A totally unique and individually designed three storey detached family home surrounded by some of the best views Lichfield has to offer. Completely renovated and reconfigured by the current owners to create a striking contemporary home that is totally unrecognisable from its original form. Now offering four bedrooms, two bathrooms and three reception rooms with a pleasant mix of contemporary open plan living spaces, more cosey snugs and some opulent and indulgent design twists. The ground floor comprises: An entrance hallway with pantry, sitting room with log burner seamlessly opening in to the living room with double doors to the rear garden, a breakfast kitchen with utility room, a guest cloakroom and a useful playroom/study or third sitting room. The upper floors are equally impressive with elegant landings and three first floor bedrooms with stunning views, a family shower room and the unexpected bonus of a balcony and a roof terrace. The second floor is where the opulence takes over with symmetrical double height cathedral windows to both the front and rear aspects, enjoyed by the luxury bathroom and principal bedroom. Both benefitting from those incredible views. Externally there is private driveway parking with a pretty front garden and boundary hedge and an enclosed low maintenance rear garden that is also neatly presented.

Viewing is essential to appreciate the unique design of this family home and its utterly charming nature.

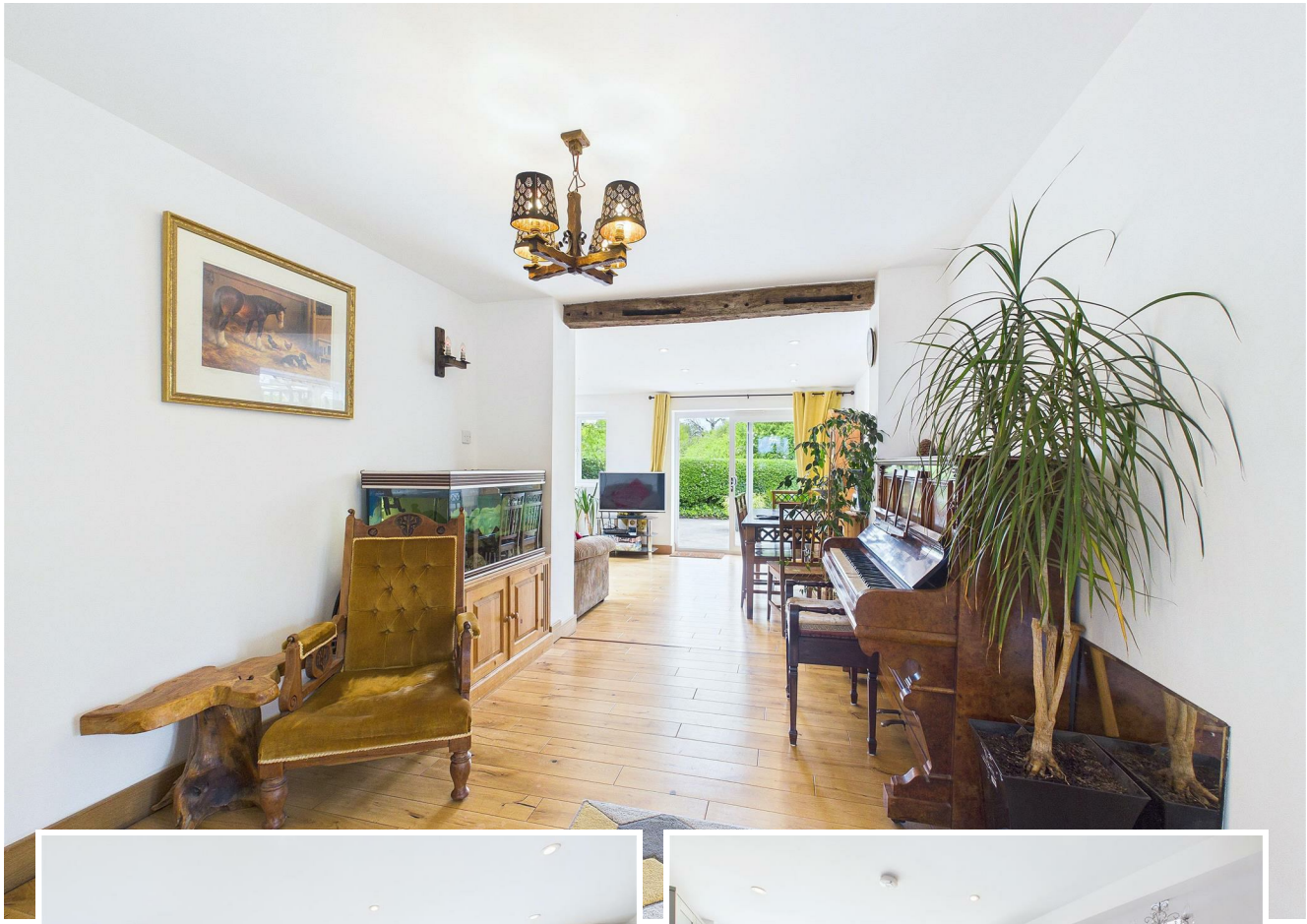
GROUND FLOOR
Entrance Hallway • Dining Room With Log Burner Opening In To... • Living Room With Double Doors Opening To The Rear Garden • Breakfast Kitchen • Utility Room • Play Room • Guest Cloakroom

FIRST FLOOR
Elegant Landing • Bedroom Two With Double Doors To Roof Terrace & Rural Views • Double Aspect Bedroom Three With Far Reaching Views & Door To Balcony • Bedroom Four • Modern Shower Room

SECOND FLOOR
Landing With Storage • Principal Bedroom With Cathedral Window View With Far Reaching Views • Opulent Bathroom Also With Floor To Ceiling Windows & Rural Views

OUTSIDE
Landscaped Gravel Private Driveway For A Number Of Cars • Attractive Front Garden With Neat Boundary Hedge • Enclosed Low Maintenance Rear Garden Also With Neat Boundary Hedge

FURTHER INFORMATION
Freehold (TBC By Solicitor) • Energy Rating D • Council Tax Band C • Upvc Double Glazing





















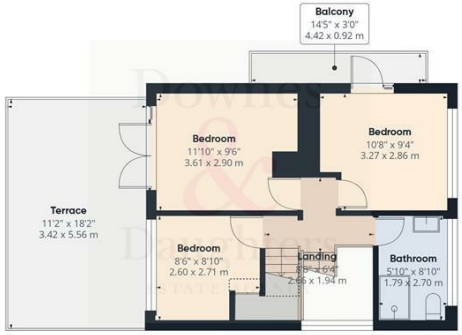








Floor 0



Floor 1



Floor 2

Approximate total area(1)

1372 ft²

127.4 m²

Balconies and terraces

326 ft²

30.3 m²

Reduced headroom

72 ft²

6.7 m²

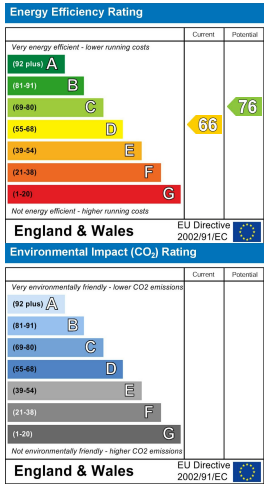
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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