

OFF CHRISTCHURCH LANE  
LICHFIELD  
WS13 8JH

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A Charming Country Retreat with just over 2.5 Acres, Equestrian Facilities & Versatile Outbuildings in a Tranquil Lichfield Setting

### Accommodation

#### Ground Floor:

Entrance Hallway  
Country style Kitchen/Breakfast room  
Guest Cloakroom/WC  
Utility/Shower room  
Dining room with windows to front and side and wood flooring  
Study  
Drawing room  
Living room  
Bedroom Four  
Staircase to first floor

#### First Floor:

Principal Bedroom  
Bedroom 2 with large balcony overlooking the landscaped gardens  
Bedroom 3 with built-in wardrobes  
Family Bathroom with corner bath

#### Gardens and Grounds:

Three acres of cottage gardens  
Paddock land and mature woodlands  
Outbuildings for 12 dog boarding kennels  
Brick built stables  
Dutch barn suitable for storage after renovation  
Large timber lodge with sauna and shower and decked terrace

Approximate total floor area: 3507 Square feet or 326 Square Meters

EPC rating : C

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





## Situation

This beautiful cottage is nestled in a sought-after semi-rural location on the outskirts of the historic Cathedral City of Lichfield, surrounded by open countryside, mature woodland, and thriving natural ecosystems—perfect for those who enjoy peaceful surroundings and picturesque country walks. Despite its tranquil setting, the property is just 1.5 miles from the heart of Lichfield, making it easily accessible on foot or by a short drive.

Lichfield offers an exceptional quality of life, with a wealth of boutique shops, acclaimed restaurants, cosy cafés, and a vibrant cultural scene. The city is steeped in history, home to the magnificent three-spired Lichfield Cathedral and several beautifully preserved Georgian streets. Families are well served by excellent schooling, including the highly regarded Lichfield Cathedral School.

For commuters, Lichfield is ideally placed with two train stations—Lichfield City and Lichfield Trent Valley—offering regular direct services to Birmingham and London (with journey times to London Euston from around 1 hour 20 minutes). The area also benefits from superb road links, with the A38, M6 Toll (T5), and M6 (J10) all within easy reach, providing convenient access to the wider Midlands region and beyond.

## Description of Property

Nestled in just over 2.5 acres of established cottage gardens, mature woodlands, and paddock land, this charming country home offers an exciting opportunity for a new buyer to make their mark. With a rich sense of character and a peaceful semi-rural setting just outside Lichfield, the property presents a rare lifestyle opportunity with enormous potential—whether as a forever family home, a home-based business, or for equestrian use.

Lovingly cared for by the current owners who are now approaching retirement, the property is ready to welcome new custodians to write its next chapter. Its inviting interiors, generous proportions, and wealth of outbuildings create a flexible and inspiring canvas for those with vision.

The accommodation begins with a welcoming Entrance Hallway, complete with a charming rustic brick chimney breast and alcove feature, setting the tone for the home's character throughout. Exposed beams and thoughtful layout add warmth and traditional appeal. Nearby, a Guest Cloakroom/WC and Utility/Shower Room provide practical convenience for family life and visitors.

The heart of the home is the Country-Style Kitchen/Breakfast Room, where an iconic Aga takes centre stage. This spacious and social area flows through French doors to a covered patio, ideal for alfresco dining and enjoying the outlook over the surrounding grounds. The adjoining Dining Room is filled with natural light, with windows to the front and side, while the Study offers a quiet space to work or reflect.

The Lounge provides a cosy retreat, with a log-burning stove at its centre—perfect for relaxing evenings with family and friends. Also on the ground floor is a double bedroom, ideal for guests or family members wanting easy access to the main living spaces.

Upstairs, the Principal Bedroom offers peaceful views over the gardens, while Bedroom Two enjoys access to a large private Balcony—an ideal spot to sit and take in the surrounding greenery. Bedroom Three features built-in wardrobes, and all bedrooms are served by a Family Bathroom with a corner bath, creating a calm space to unwind.

## Gardens and Grounds

The grounds surrounding the cottage are wonderfully varied and full of promise. The mature cottage gardens, areas of woodland, and paddock land—perfect for those with a love of the outdoors or country living. The setting is ideal for nature lovers, with opportunities to develop landscaped areas or introduce small-scale livestock or equestrian use.

A series of outbuildings open up numerous possibilities: there are 12 existing Dog Boarding Kennels, a set of Brick-Built Stables, and a Dutch Barn that could be utilised or repurposed depending on the buyer's needs. Whether you're looking to explore a lifestyle business, set up equestrian facilities, or create additional leisure or storage spaces, the potential here is truly exciting.

A Large Timber Lodge sits tucked away in the grounds, featuring a sauna, shower room, and

decked terrace—an excellent space for relaxation or a home wellness retreat.

This much-loved home is now ready for new energy, vision, and purpose. Whether you're dreaming of a peaceful countryside lifestyle, running a business from home, or creating a multi-generational retreat, this unique property offers a wealth of opportunity in a beautiful and well-connected location.

## Distances

Lichfield Town centre 1.5 miles  
Sutton Coldfield town centre 9 miles  
Birmingham City centre 16 miles  
Birmingham International/NEC 21 miles  
M6 Toll (T5) 3 miles

(Distances approximate).

## Directions from Aston Knowles

Head north-east on Midland Dr towards Westhaven Rd, Turn right towards Coleshill St, Turn right onto High St/A5127, Turn right onto Tamworth Rd/A453, Follow London Rd to Lichfield Southern Byp/A461 in Lichfield, Continue on A461 to your destination, Turn left onto Lichfield Southern Byp/A461, At the roundabout, take the 2nd exit onto Falkland Rd/A461, At the roundabout, take the 1st exit onto Limburg Ave/A461, At the roundabout, take the 1st exit and stay on Limburg Ave/A461, At the roundabout, take the 2nd exit onto Walsall Rd, At the roundabout, take the 1st exit and stay on Walsall Rd, Turn left onto Christ Church Ln, Turn left onto the country lane, Leomansley Cottage is on your right.

## Terms

Tenure: Freehold

Local authority: Lichfield District Council, 01543 308000  
Tax band: F

Average area broadband speed: 67 Mbps

## Services

We understand that mains gas, water, electricity are connected. Drainage is via a septic tank.

## Fixtures and fittings

Only those items mentioned in the sales particulars are to be included in the sale price.

## Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

## Auction Disclaimer

This Property is Being sold by Aston Knowles Secure Sale.

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Aston Knowles to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £10,745 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Aston Knowles Team.

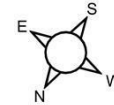
If you require any further information, please do not hesitate to contact us.

## Disclaimer

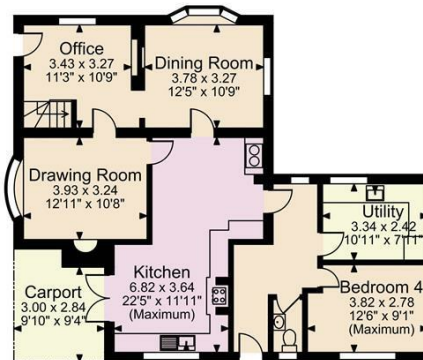
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are



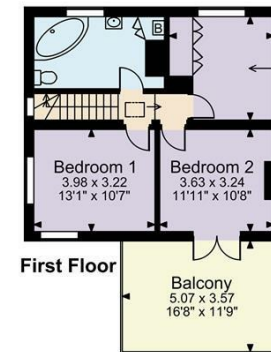
**Leomansley Cottage, Walsall Road, Lichfield**  
**Approximate Gross Internal Area**  
**Main House = 1588 Sq Ft/148 Sq M**  
**Cottage = 506 Sq Ft/47 Sq M**  
**Outbuildings = 1413 Sq Ft/131 Sq M**  
**Balcony external area = 192 Sq Ft/18 Sq M**  
**Total = 3507 Sq Ft/326 Sq M**  
**Quoted Area Excludes 'Carport'**



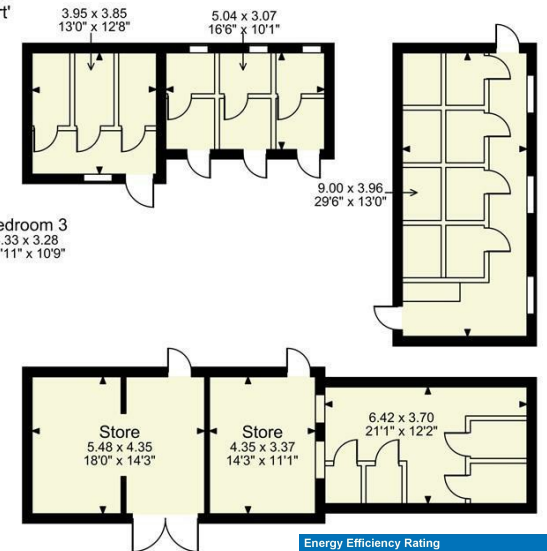
**Cottage**



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		77	83
		EU Directive 2002/91/EC	



approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Photographs taken : March 2025

Particulars prepared: March 2025

## Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**8 High Street, Sutton Coldfield, B72 1XA**

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