

LYNN LANE
LYNN
LICHFIELD
WS14 0ER


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Shepherds Farm is an exceptional contemporary barn conversion offering over 3,000 sq ft of beautifully designed accommodation, set behind secure electric gates with landscaped gardens and countryside views.

Ground floor: double-height entrance hall, open-plan kitchen/dining/living room with two sets of bifold doors, drawing room, study with independent access, utility, cloakroom, plant room.

First floor: principal suite with dressing room and luxury bathroom, three further double bedrooms each with en suite.

Outside: landscaped gardens with open views, double car port with bike/bin storage and EV charging, secure gated driveway.

EPC :TBC

Total floor area: 285.3 sq m (3071 sq ft)

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

Shepherds Farm sits behind secure electric gates, set back from Lynn Lane, giving privacy and peace of mind while remaining well connected. The homes enjoy an elevated position with countryside views to the rear, offering a sense of space and outlook rarely found so close to the city.

Just a short drive away is Shenstone, one of Staffordshire's most desirable villages. At its heart is a thriving community with a choice of independent shops, cafés, traditional pubs and well-regarded restaurants. The village also benefits from a mainline railway station with fast links to Birmingham and London, making it particularly popular with commuters and families alike.

Nearby Lichfield adds further appeal with its historic cathedral, bustling markets and excellent schools. Road connections are equally strong, with the A38 and M6 Toll providing straightforward access across the Midlands.

Shepherds Farm offers the perfect balance: secure, modern living with open views on the doorstep, excellent amenities close at hand, and quick connections to city and village life.

DESCRIPTION

Shepherds Farm is an exceptional contemporary barn conversion offering over 3,000 sq ft of beautifully designed accommodation, set behind secure electric gates with countryside views and outstanding transport links close by.

A striking double-height entrance hall with floor-to-ceiling glazing sets the tone for the home, with an oak staircase rising to a gallery landing. The heart of the ground floor is the open-plan kitchen, dining and living area, designed for both everyday family life and entertaining. The bespoke Burbidge in-frame kitchen is fitted with quartz work surfaces, a hidden pantry, extensive cabinetry and a full suite of Neff appliances, alongside a wine cooler and Quooker tap. Two sets of bifold doors connect this space seamlessly to the landscaped garden.

The ground floor also features a more intimate drawing room, a dedicated study with independent access, a utility room, cloakroom, and a plant room housing the home's efficient air source heat pump and ventilation system.

Upstairs, the gallery landing leads to four spacious double bedrooms, each with its own en suite. The principal suite enjoys far-reaching views, a generous dressing room and a spa-like bathroom with twin sinks, freestanding bath and walk-in shower. Outside, landscaped gardens and open views create a stunning

backdrop, with a timber-clad double car port including bike and bin storage, and EV charging provision.

Located just minutes from Shenstone village with its range of shops, pubs, restaurants and mainline station, and a short drive to Lichfield city centre, Shepherds Farm combines modern rural living with outstanding convenience.

GROUND AND GARDENS

The outdoor space complements the home's contemporary design with practicality and style. A timber-clad double car port provides covered parking alongside bespoke bike and bin stores, keeping the setting both functional and uncluttered. The landscaped garden and paved terrace create an ideal spot for entertaining or quiet relaxation, while beyond the boundary uninterrupted views extend across open fields, reinforcing the property's connection to its rural surroundings.

DISTANCES

- Shenstone: 1.6 miles
- Stonnall: 1.0 mile
- Lichfield: 4 miles
- Sutton Coldfield: 7.5 miles
- Birmingham: 16.1 miles
- Birmingham International / NEC: 20 miles
- M6 Toll (Junction T4): 6 miles
- M6 (J10): 12.5 miles
- M42 (J9) : 13 miles

All distances are approximate

DIRECTIONS

Take the A5127 (Lichfield Road) from Mere Green towards Shenstone. Straight on at the first island and at the roundabout on the A5127 (Birmingham Road) in Shenstone turn left into Pinfold Hill. Pass Shenstone train station on the left hand side and proceed along Lynn Lane, just before the bend as you approach Stonnall, Shepherds Farm can be found on the right hand side.

TERMS

Tenure: Freehold

Local Authority: Lichfield District Council

Tax Band : G

Average area Broadband speed: 150 Mbps up to 500 Mbps Available

FIXTURES & FITTINGS

Only those items mentioned in the sales particulars are to be





included in the sale price. All others are specifically excluded but may be available by separate arrangement.

VIEWINGS

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

DISCLAIMER

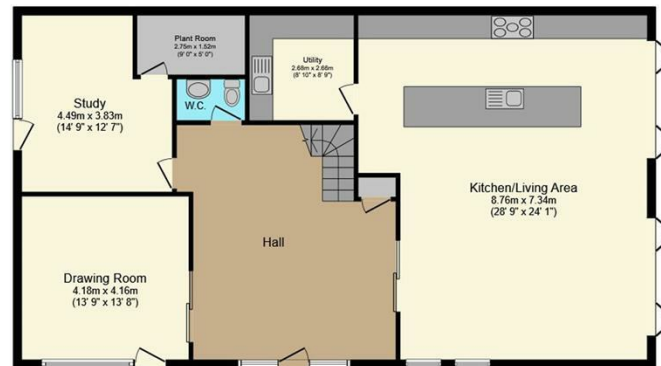
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars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

- Photographs taken: September 2025
- Particulars prepared: September 2025

BUYER VERIFICATION FEE

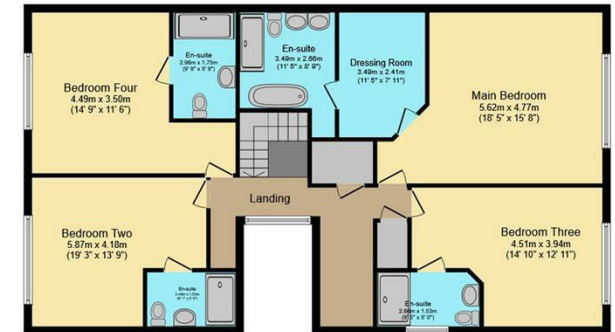
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject 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.

Sheperds Farm Lichfield, WS14 0ER



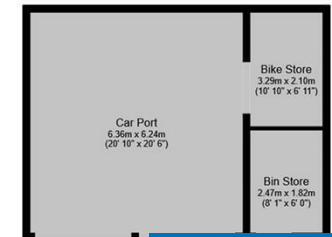
Ground Floor

Floor area 138.9 sq.m. (1,495 sq.ft.)



First Floor

Floor area 131.8 sq.m. (1,418 sq.ft.)

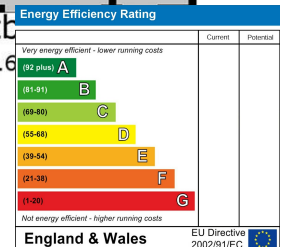


Outbuilding

Floor area 14.6 sq.m. (157 sq.ft.)

Total floor area: 285.3 sq.m. (3,071 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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