

LYNN FARMHOUSE LYNN LANE
STONNALL
LICHFIELD
WS14 0EP


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A unique and characterful former nursery with a rich history and vast potential for redevelopment, set within generous grounds in a peaceful countryside location off Lynn near Shenstone.

Accommodation: Cottage -

Ground floor:

Entrance hallway

Guest WC

Dining room with fireplace

Office/Sitting room

Drawing room

Cottage style kitchen with aga cooker

Utility room

Cellar

First floor:

First floor landing and hallway

Three bedrooms

Family bathroom with corner bath-tub and separate shower

Upstairs WC

Gardens and Grounds:

Gated driveway with ample parking space

Secure rear garden laid to lawn with mature trees and shrubs

Business Premises:

Covered plant nursery

Retail shop

Tea room

Polytunnels

Storage area

Approximate total floor area: 3519 Sq.ft or 327 Sq. Meters

In all 3.37 acres.

EPC rating: F

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

Lynn Farm House is located in the charming hamlet of Lynn a peaceful rural setting which is part of the village of Stonnall with church, shops, pubs and a primary school. At approximately the same distance is the highly regarded village of Shenstone which provides good everyday amenities including a post office, train station, several public houses and eateries. More comprehensive amenities can be found in the nearby city of Lichfield, which offers a superb range of shops and restaurants. Good schooling is prevalent in the area, including Lichfield Cathedral School, King Edward VI School, The Friary, Abbots Bromley School for Girls, Twycross House School and Highclare School.

The attractive location benefits from excellent transport links, including easy access to the A5, A38, and M6 Toll. Train services run regularly from Shenstone railway station to Birmingham and from Lichfield Trent Valley to London Euston.

Description of Property

Lynn Nurseries is a unique and characterful property with a long and varied history believed to date from about 1860. Once home to a small private zoo and, more recently, a successful nursery business for over 20 years, the property offers a rare opportunity for redevelopment—whether continuing in a commercial capacity such as a nursery or similar enterprise, or transforming the grounds for equestrian use, subject to any necessary planning consents. Now requiring some improvements as the current owners are retiring, the property presents an exciting project for buyers looking to breathe new life into a one-of-a-kind setting, full of potential and charm.

Ground Floor:

The entrance hallway sets the tone for the home, offering a warm welcome with useful cloak cupboards and a guest WC for convenience. The spacious living room is full of character, with a corner log-burner and French doors opening directly onto the rear garden and paved patio, blending indoor comfort with outdoor living.

The cottage-style kitchen features an Aga cooker and ample charm. It is supported by a handy pantry and a separate utility room offering further practicality. The dining room, complete with an attractive fireplace, provides a cosy space for family meals and entertaining.

To the side, a dedicated office with its own fireplace and built-in storage creates a private retreat for work or study. A staircase between the dining room and office leads down to the cellar and up to the first floor.

Cellar:

The cellar provides useful extra storage and could be ideal for wine, tools, or seasonal items.

First Floor:

Upstairs are three generous bedrooms, each full of personality. Bedroom one has a wardrobe space while bedroom three includes built-in wardrobes. The family bathroom is well-appointed, with a luxurious corner bathtub and a separate shower. An additional WC is located off the landing.

Gardens and Grounds

Along with the cottage gardens of the main house are the commercial grounds extending just under 4 acres. Set back from the road behind a large

in out driveway with parking for numerous vehicles is the retail shop beyond which are a series of commercial-sized polytunnels which remain in situ, ideal for horticultural use but equally offering scope for alternative uses or redevelopment (subject to the necessary planning consents). While some areas require attention and modernisation, they present an excellent opportunity to restore or repurpose the space.

There is also a dedicated retail area with signage and defined entrance, lending itself to future customer-facing ventures such as a farm shop, garden centre, or visitor attraction.

Ancillary buildings, former animal enclosures, and storage units can be found throughout the site, some of which require TLC, but together they create a versatile infrastructure base for commercial, leisure, or equestrian redevelopment.

A large area of open grassland lies to the rear, bordered by mature trees and hedgerows, which could lend itself well to paddocks or rewilding. The site also includes ample parking and hardstanding, with current use for larger vehicles and delivery logistics, further underlining its commercial adaptability.

Distances

Shenstone 1½ mile
Stonnall 2 miles
Lichfield 4 miles
Sutton Coldfield 6 miles
Birmingham 13 miles
Birmingham International/NEC 18 miles
M6 Toll (T4) 1.5 miles
M6 (J10) 9 miles
M42 (J9) 12 miles

(Distances approximate)

Directions from Aston Knowles

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.

Terms

Tenure: We are verbally advised that the property is Freehold

Local authority: Lichfield District Council, 01543 308000

Tax band: E

Average area broadband speed: 67Mbps

Fixtures and 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.

Services

We understand that mains water, electricity LPG are connected.

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: March 2025

Particulars prepared: April 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.



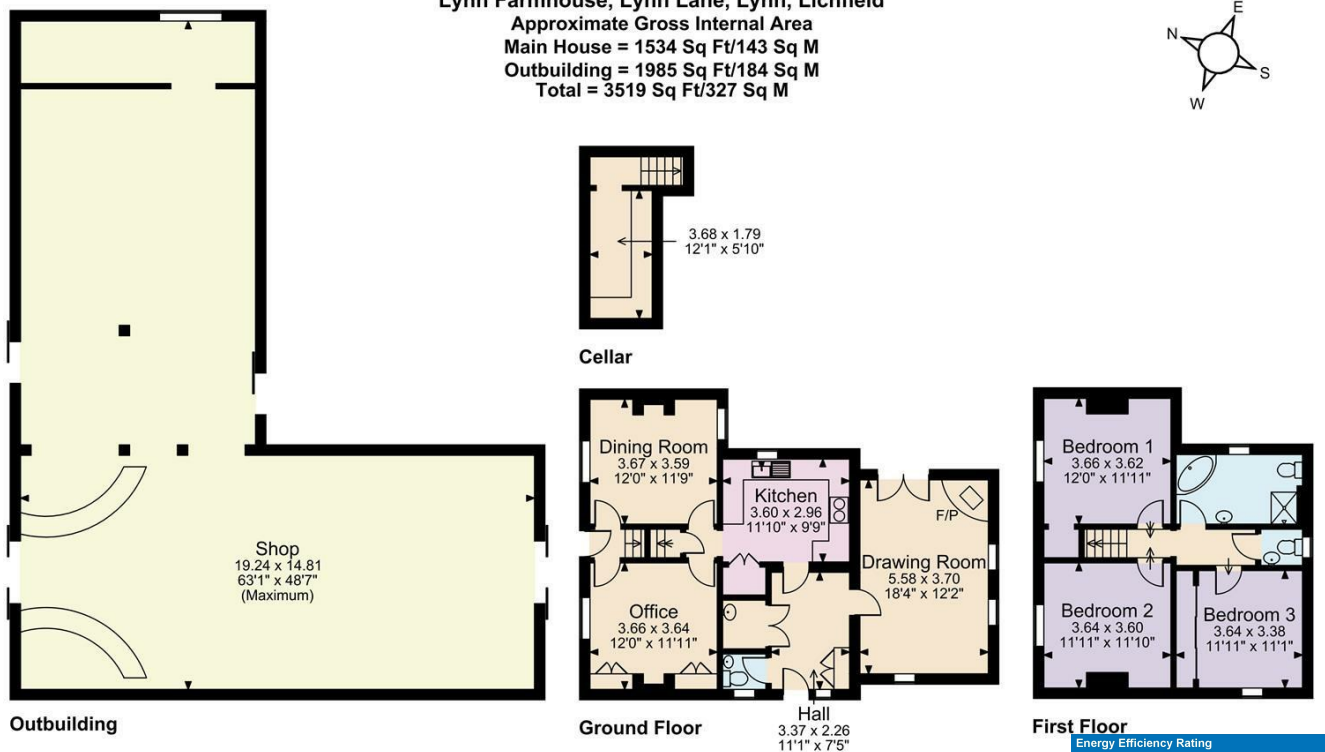
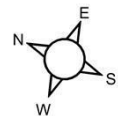
Lynn Farmhouse, Lynn Lane, Lynn, Lichfield

Approximate Gross Internal Area

Main House = 1534 Sq Ft/143 Sq M

Outbuilding = 1985 Sq Ft/184 Sq M

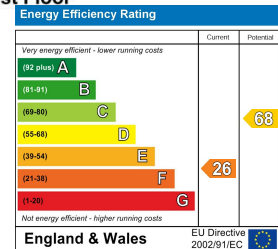
Total = 3519 Sq Ft/327 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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