

BOAT HOUSE BARKERS LANE
LICHFIELD
WS14 9QN


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Situated in the remote setting of Swinfen is The Boat House. A stunning, characterful lakeside dwelling offering breath-taking views of the lake, offering an exciting fishing experience, boasting an array of carp, pike, bream, and tench. Set in over approximately 38 acres and surrounded by the serene embrace of a woodland setting.

ACCOMMODATION

Ground Floor:

Entrance hallway
Guest cloakroom
Sitting room
Dining room
Kitchen

First Floor:

Landing
Bedroom 1 with bath
Bedroom 2 with balcony
Bedroom 3
Family bathroom

Garden and Grounds:

Lakeside terrace
Gravel driveway with parking
Laid to lawn surrounding

Approximate Gross Internal Floor Area: 1583.1 Sq Ft (147.1 Sq M)

Planning – Planning has been granted for 8 Lakeside lodges providing scope for additional income stream as holiday lets or air B&B.

This enables the Boat House to be considered as a business opportunity as an alternative to a lakeside home.

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

The surrounding area of Barkers Lane is characterised by its peaceful and scenic environment. The large, freshwater lake at The Boat House is undoubtedly a highlight, providing a serene and idyllic setting for residents to enjoy and offers opportunities for leisurely strolls and picnics by the water. Notably, the lake also offers an exciting fishing experience, boasting an array of carp, pike, bream, and tench to engage fishing enthusiasts and nature enthusiasts alike.

The charming town of Lichfield is just a stone's throw away, offering a rich history, cultural attractions, and a vibrant marketplace with boutique shops, cafes, and restaurants.

For outdoor enthusiasts, there are plenty of green spaces and nature reserves in the vicinity, perfect for cycling, jogging, or simply unwinding amidst nature's beauty. The area is well-connected with easy access to major roads and transportation, making commuting to nearby cities and towns like Birmingham and Stafford a breeze.

Families residing at The Boat House on Barkers Lane will find themselves spoilt for choice when it comes to education. Lichfield is home to several reputable schools, including Nether Stowe School, King Edward VI School, and St. Michael's Church of England Primary School, ensuring excellent options for children's education. (Purchasers are advised to check with the Council for an up-to-date information on school catchment areas)

Description of Property

Stepping through the front door, you enter into the entrance hallway, granting access to both the well-appointed kitchen and the spacious sitting room. A guest cloakroom with a WC and sink adds convenience to this charming space.

The sitting room awaits ahead, bathed in natural light from the patio doors leading out to the decking area beyond which is the lake. Adorned with panelled walls, the room boasts a striking marble-effect fireplace that beautifully contrasts with the Oak effect herringbone flooring, creating a warm and inviting ambience.

To the right of the hallway lies the kitchen, featuring white tiled walls and herringbone oak effect flooring. The charming kitchen is fitted with white cabinets and modern appliances, including an induction hob and integrated oven.

Accessible from the kitchen is the dining room, an inviting space for formal gatherings with ample room for a large dining table, perfect for family meals. Boasting detailed coving, panelled walls, and windows surrounding, the dining room is filled with natural light, offering serene views of the lake and convenient access to the decking area.

Ascending to the first floor, the landing leads to three comfortably appointed bedrooms and a family bathroom.

Bedroom one, located to the right of the hallway, impresses with its spacious layout and includes a convenient storage room as well as a free standing feature bath with a view overlooking the tranquil lake. Bedroom two, is a captivating space featuring a large balcony with scenic views of the lake, flooding the room with natural light. Across the stairs, bedroom three offers

ample space for a double bed and overlooks the front of the property.

Completing the first floor is the family bathroom, a bright and airy haven with a large walk-in shower, WC, and sink.

Garden and Grounds

Approaching the property, a gravelled drive winds through the woodland area, guiding you to this delightful lakeside retreat. Ample parking space awaits, complemented by a paved area that wraps around the property.

The rear of the home unveils a decking area, offering breathtaking views of the serene lake, perfect for alfresco dining or gathering boats to revel in the peaceful surroundings.

The land surrounding the lake is versatile, offering garden space, storage for a boat should you wish to utilise your lake as well as extensive parking; perfect for gatherings.

Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Street, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, turn right onto Tamworth Road/A453, at the roundabout take the 1st exit onto London Road/A38, at Swinfen Interchange take the 4th exit and stay on London Road/A38, slight left towards London Road, turn right onto London Road, at the roundabout take the 2nd exit and the property will be on your left.

Distances

Sutton Coldfield - 7.0 miles
Birmingham - 15.8 miles
Lichfield - 4.5 miles
M6 - 13.4 miles
M6 Toll (T3) - 10.7 miles
Birmingham International/NEC - 17.2 miles

(Distances are approximate)

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Terms

Local authority: Lichfield
Council Tax band: D
EPC rating: C
Broadband average area speed: 65 Mbps

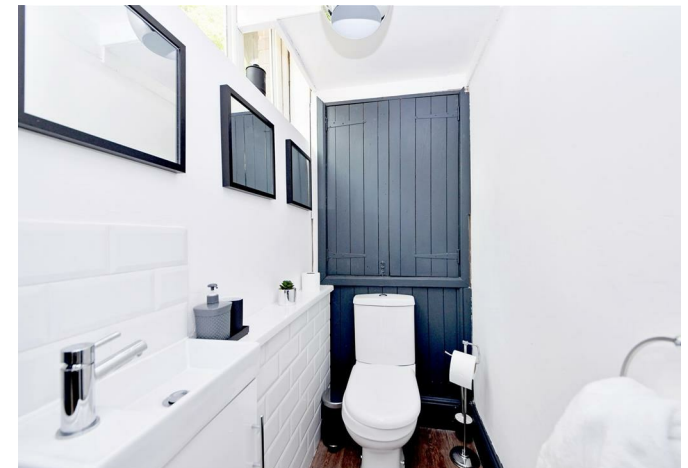
All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Services

We understand that mains water, gas and electricity are connected.

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



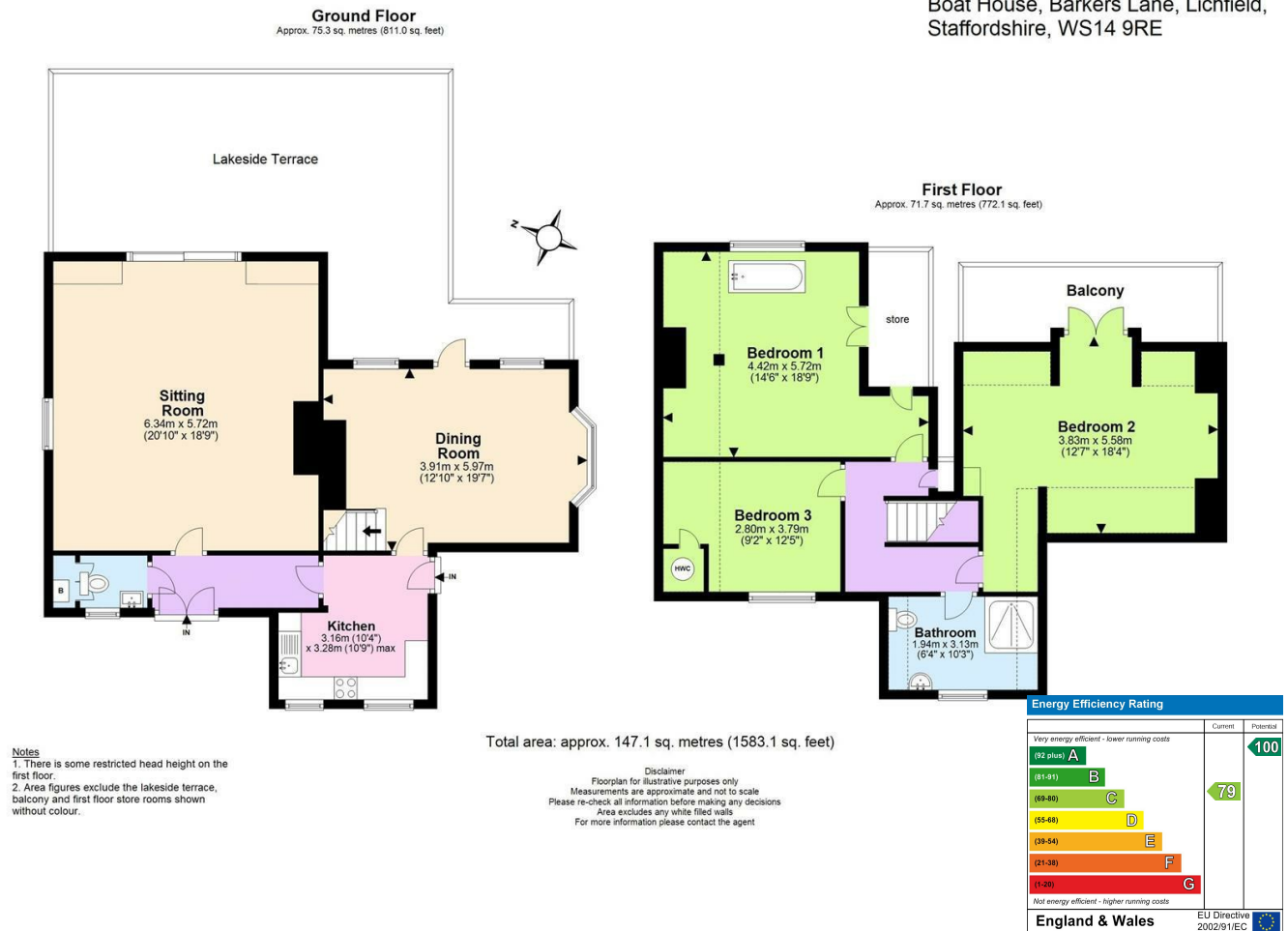


measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: July 2023
Particulars prepared: July 2023

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.



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