

HALL LANE  
HAMMERWICH  
BURNTWOOD  
WS7 0LB

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

### Accommodation

#### Ground floor:

- Reception Hall
- Drawing room/reception room
- Dining room
- Guest WC and cloak room
- Family room
- Kitchen/ Breakfast room with aga
- Utility room
- Entertainment room featuring bespoke bar, office & WC
- Utility room

#### First floor:

- First floor landing
- Principal Bedroom, with ensuite shower room and walk-in wardrobe
- Bedroom three with exquisite ensuite WC
- Bedroom four with built-in wardrobes
- Bedroom five
- Family bathroom
- Staircase to second floor

#### Second floor:

- Second floor landing
- Bedroom two with beautiful exposed beams, large walk-in dressing room and stunning bathroom.

#### Gardens and Grounds:

- Electronic secure gates
- Double gated private driveway and substantial parking with a granted planning permission for a 3 Bay Garage.
- Gravel paved pathway to the main doors
- Extensive lawned rear gardens
- Secure gardens and grounds

EPC Rating: D

Approximate total floor area: 4223 Sq. Ft or 392.4 Sq. Meters

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

Situated near the charming and picturesque village of Hammerwich. This locality is known for its countryside walks and the convenience of having essential amenities within reach.

One of the key advantages is its excellent transportation links. The nearby Lichfield City and Trent Valley railway stations provide easy access to London, making it an ideal location for commuters. Additionally, the road network connects residents to major cities such as Birmingham, Wolverhampton, and Derby, making it convenient for those who need to travel for work.

Families with children will appreciate the proximity to several good schools in the area including Springhill Primary Academy, Highfield Primary School and the Secondary School, Erasmus Darwin. Purchasers are advised to check with the local council for up-to-date school catchment areas.

The City of Lichfield is a 4 mile drive, with all its fantastic restaurants, bars, shops, train stations and bus station. The town centre of Burntwood is just a short 1.5 mile drive away and offers a variety of shops, restaurants, and recreational opportunities. For those who enjoy the outdoors, the picturesque Staffordshire countryside is right on the doorstep, providing ample opportunities for hiking, cycling, and exploring nature.

## Description of Property

A Spectacular Grade II Listed Farmhouse with an Exceptional Barn Conversion, linked by a striking glass walkway and set in approximately one acre of idyllic Staffordshire countryside. Surrounded by the rolling green tapestry of the Staffordshire countryside and nestled beside Cox's Pond, Hammerwich Place Farm is an extraordinary Grade II listed residence that effortlessly fuses Georgian charm with contemporary family living. Thought to date back to the 1700s, this remarkable home has been meticulously extended, restored, and styled by its current owners to create an elegant home that is both architecturally striking and irresistibly homely.

Occupying a plot of approximately one acre, and offering over 4,230 sq ft of living space, the property comprises two magnificent, interlinked buildings; the original Georgian house and a spectacular contemporary entertainment suite.

Approached via electronic gates and a sweeping gravelled driveway, the Georgian residence immediately impresses with its classical proportions, sash windows, and lofty high ceilings that flood the home with natural light and frame magnificent views across the mature gardens and surrounding countryside.

The ground floor offers an abundance of space and elegance, beginning with a formal reception hall that flows into a series of beautifully appointed reception rooms. These include a grand drawing room, a charming dining room and family room, each space offering refined period features and exceptional design.

At the heart of the home is the kitchen/breakfast room. With a traditional Rangemaster cooker, exposed beams, and a refined colour palette, it perfectly blends timeless style with modern luxury. Integrated appliances and meticulous attention to detail ensure it's as functional as it is beautiful. Adjacent is the practical utility room, cupboard storage, and access to a cellar stairwell, making everyday living effortlessly seamless.

Completing the ground floor is the exceptional entertainment suite, accessed via a striking glass walkway that links seamlessly with the main house. This spectacular addition is designed with both luxury and practicality in mind — the ultimate space for relaxing, working, or entertaining in style. Vaulted ceilings with exposed oak beams, elegant chandeliers, and herringbone flooring set the tone for this impressive open-plan area. At its centre is a bespoke bar with marble worktops, illuminated glass cabinetry, and ample seating, perfect for hosting evenings with friends or enjoying a quiet drink. The lounge area features an oversized velvet corner sofa and a wall-mounted media unit, creating a cosy yet refined cinema-style setting.

Complementing the space is a separate study — ideal for home working — and a well-appointed guest WC. Full-width bi-fold doors open directly onto the terrace and garden, making the suite a natural extension of the outdoor living area.

From the main hallway a staircase leads to the first floor accommodation. The landing leads to four thoughtfully designed bedrooms. The principal bedroom features an ensuite shower room and a walk-in wardrobe.

Bedroom three benefits from an ensuite WC, while bedroom four includes bespoke built-in wardrobes. Bedroom five is generous and light-filled, ideal for guests or family. A hallway storage

closet adds practicality, while the family bathroom is a statement of classical luxury with a freestanding pedestal bathtub and a separate glass-enclosed shower.

A further staircase leads to the upper floor.

The second floor is home to bedroom two, an enchanting space brimming with character. With exposed beams, a large walk-in dressing room, and a luxurious bathroom — complete with freestanding bath and separate shower — this suite is a private haven under the eaves. A storage closet completes the accommodation.

## Gardens and Grounds

The grounds surrounding Hammerwich Place Farm are nothing short of idyllic. Behind double electronic gates and framed by mature trees, hedges, and evergreens, the private gardens have been thoughtfully landscaped for both beauty and practicality.

Expansive lawns offer space for children's play or quiet contemplation, while strategically placed lighting brings the grounds to life at night. There is ample private parking, discreet areas for outdoor equipment, and a gravel-paved pathway that leads elegantly to the main residence. The grounds provide the grandeur and serenity one would expect of a home of this calibre. In addition a planning permission for a 3 Bay Garage has been granted.

## Distances

- Sutton Coldfield - 8.6 mile
- Birmingham - 15.0 miles
- Lichfield - 3.3 miles
- Birmingham International/NEC - 20.8 miles
- M6 - 11.8 miles
- M6 Toll - 1.6 miles
- M42 - 8.5 miles

(Distances approximate)

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## Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout take the 3rd exit onto Lichfield Road/A5127, at the roundabout take the 1st exit onto Birmingham Road/A5/A5127, at the roundabout take the 2nd exit onto A5, at Muckley Corner take the 4th exit onto Hall Lane.

## Terms

Local Authority: Lichfield

Tax Band: E

Broadband average area speed: 900 Mbs full fibre

## Services

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

## 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.

## Viewings

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

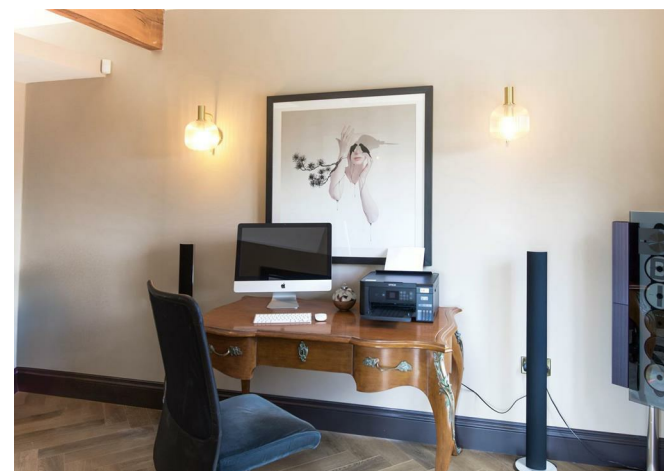
## Disclaimer

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: July 2025

Particulars prepared: July 2025

## Buyer Identity Verification Fee

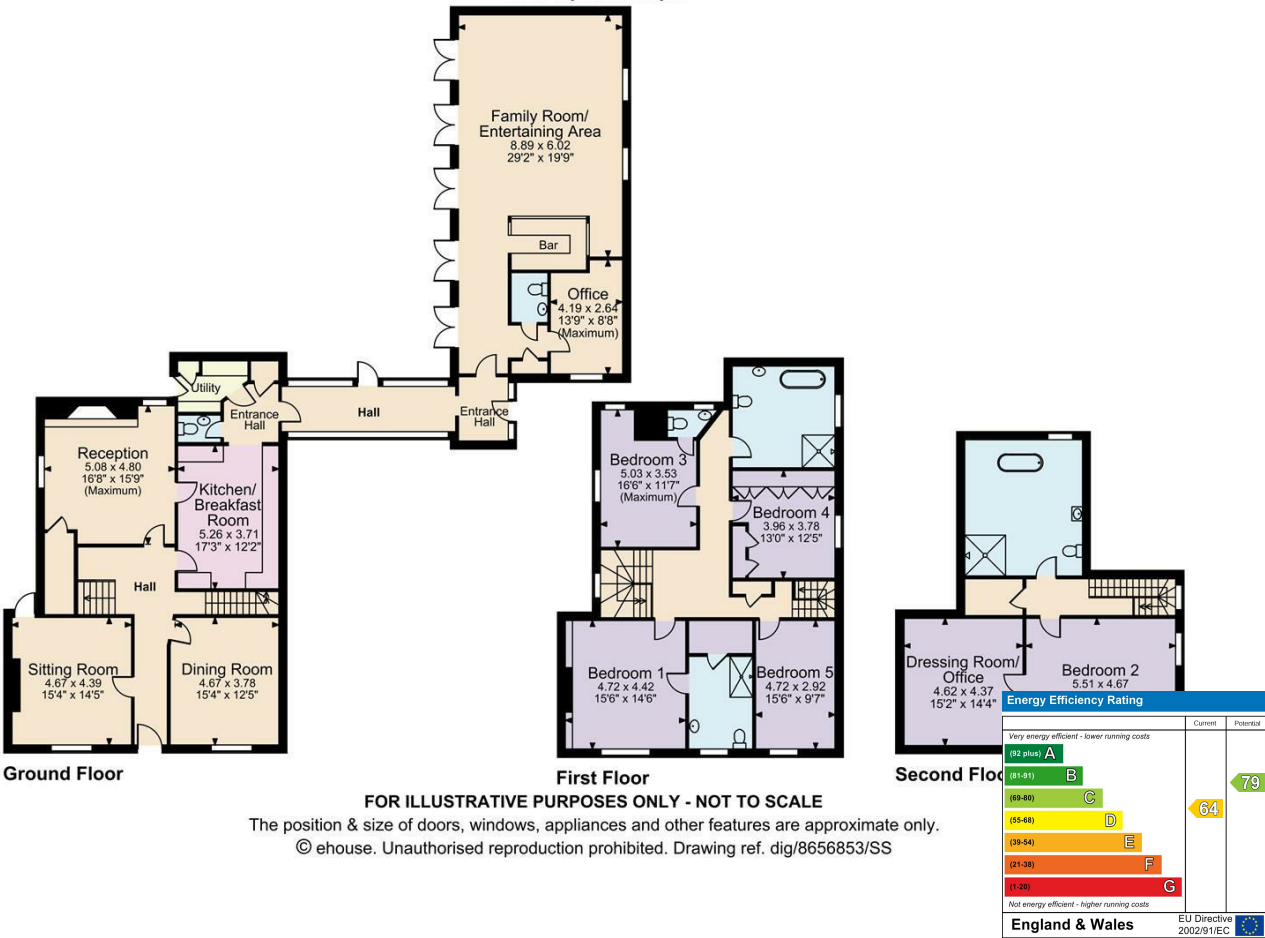




In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject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



**Hammerwich Place Farm, Hall Lane, Burntwood**  
**Approximate Gross Internal Area**  
**4223 Sq Ft/392 Sq M**



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

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