



Swallows Barn, Lich field Road, Hamstall Ridware, WS15 3QQ



Residing within a wonderfully secluded gated plot overlooking far-reaching Staffordshire views, Swallows Barn is an exceptional four-bedroom barn conversion combining beautiful period character with generous and versatile family accommodation and established wrap around gardens. Forming part of an exclusive private setting nestled on the rural borders of Hamstall Ridware, Swallows Barn enjoys a most picturesque outlook towards Cannock Chase and Lichfield Cathedral, with the enviable location enjoys peace and tranquillity alongside the convenience of local village amenities, nearby schools and excellent commuter links.

Dating back to the 1750s, Swallows Barn has

been sympathetically converted to retain the charm and heritage of the original building, with vaulted ceilings, exposed beams, character brickwork and traditional thumb-latch doors complemented by stylish contemporary interiors. At the heart of the home is a spacious and characterful dining kitchen, alongside an impressive glazed garden room, a welcoming sitting room with feature fireplace and a separate formal dining room. Further practical accommodation includes a home office with independent access, boot room, utility and cloakroom, providing excellent flexibility for modern family life and home working.

The bedroom accommodation is equally versatile, with three generous double

to the first floor, served by a principal en suite and a Jack and Jill en suite. A further ground-floor double bedroom with its own en suite provides an ideal guest suite and offers excellent potential for those seeking an element of single-storey living.

Outside, Swallows Barn is approached along a private lane serving a small collection of similar homes, where a five-bar gate opens into the property's driveway. Established wrap-around gardens extend to three sides, there is a charming courtyard ideal for dining and entertaining, and the gardens are bordered by delightful open countryside, views over which can be enjoyed from all sides.

The rural village of Hamstall Ridware enjoys an attractive setting surrounded by picturesque Staffordshire countryside, offering a peaceful village lifestyle whilst remaining well connected. Local amenities include the popular Shoulder of Mutton pub, a private fishery and the historic village church, with a wider range of everyday facilities available in the surrounding villages.

The Cathedral City of Lichfield is within easy reach and offers an excellent selection of shops, restaurants, leisure facilities and cultural attractions, including Beacon Park, the historic Cathedral and an assortment of events and festivals throughout the year. There are a variety of health and leisure facilities also in the surrounding area also including the Uttoxeter Racecourse, Lichfield Golf & Country Club and Darnford Moors Golf Club, and Cannock Chase is a few minutes' drive away where a variety of outdoor pursuits can be enjoyed.

The area is well served by a selection of schools, including Henry Chadwick Primary School, The Hart School and John Taylor Free School, alongside a number of respected independent schools within the wider area, including Smallwood Manor, Lichfield Cathedral and Repton School.

For commuters, the nearby A515, A38 and M6 Toll provide convenient connections to Burton upon Trent, Lichfield, Birmingham and Derby. Rail services from Lichfield provide direct links to Birmingham and London, whilst Birmingham and East Midlands airports are also readily accessible.

- Individual & Immaculate Character Barn
- Exclusive Private Setting
- Cannock Chase & Lichfield Cathedral Views
- Gated Entrance & Corner Plot Gardens
- Three Spacious Reception Rooms
- Bespoke Dining Kitchen
- Boot Room, Large Utility & Cloakroom
- Useful Home Office/Playroom
- Four En Suite Double Bedrooms
- Private Gated Drive with Ample Parking
- Established Lawned Gardens & Courtyard
- Double Glazed, Mains Gas Central Heating & Private Drainage
- Well Placed for Village Amenities & Commuter Routes



A five bar gate opens from the private lane into the block paved driveway, with a paved path leading to the front door

Dining Kitchen 6.0 x 3.54m (approx. 19'6 x 11'6)

An impressive welcome to this individual countryside home, featuring stunning vaulted ceilings, a wealth of exposed beams and windows to the front and rear overlooking the barn's private gardens. The bespoke kitchen is fitted with a range of in-frame full height, wall and base units with granite work surfaces over, housing an inset one and a half bowl Franke sink with Perrin & Rowe mixer tap. Integrated appliances include a dishwasher, larder fridge, larder freezer and microwave, with the range cooker being included in the sale. Travertine tiled flooring extends into the **Dining Area** where there is a further full height pantry style dresser, and a door opens into the **Boot Room**, which offers a useful cloaks storage area as well as access into the **Utility, Cloakroom and Study/Playroom**. Access from the **Dining Area** opens into a loft area housing the boiler and hot water cylinder, and blue brick steps rise from the kitchen into:

Sitting Room 4.74m x 4.70m (approx. 15'6 x 15'6)

A spacious and beautifully presented reception room having dual aspect windows, oak flooring, a wealth of exposed beams and Staffordshire blue brick steps rising to the **Garden Room**. A feature brickwork fireplace houses a traditional electric stove set to quarry tiled hearth, and a thumb latch door opens into the **Dining Room**



Dining Room 4.15 x 3.34m (approx. 13'9 x 10'9)

Positioned within the original 1750s part of the barn, this charming formal dining room has an arched door opening out to the front aspect, oak flooring, a wealth of exposed beams and feature arched brickwork to one side

Garden Room 5.31 x 3.44m (approx. 17'6 x 11'3)

A beautifully designed reception room having full height windows enjoying courtyard, garden and rural views. Impressive vaulted ceilings with exposed beams extend up to the wrap around galleried landing above, the garden room has tiled flooring and a thumb latch door opens into the ground floor **En Suite Bedroom Two**

Boot Room 2.38 x 1.36m (approx. 7'9 x 4'6)

A useful space ideal as a cloaks storage area, having a window to the front, tiled flooring and thumb latch doors opening into the utility and **Cloakroom**, which comprises a white Heritage suite with pedestal wash basin and WC, tiled flooring and a window to the rear

Utility 4.79 x 2.76m (approx. 15'9 x 8'9)

A range of units house an inset sink, ample storage space and provisions for appliances including washing machine, dishwasher and fridge freezer, double doors open back out onto the driveway and a window faces the rear aspect. A door opens into:

Study/Playroom 4.72 x 3.04m (approx. 15'6 x 9'9)

A useful reception room ideal as a home office or playroom, having a window to the rear, access to the loft and oak flooring. A door opens out to the side where there is a pathway to the driveway, allowing for independent access to suit home-working



Stairs rise to the wrap around **Galleried Landing**, where impressive vaulted ceilings feature exposed beams and windows face two sides enjoying stunning views over the gardens and towards Cannock Chase beyond.

Master Bedroom 4.95 x 4.46m (approx. 14'9" x 16'6")

An impressive principal bedroom having vaulted ceilings with beams, a window to the front enjoying views towards Lichfield Cathedral and two double fitted wardrobes. A door opens into:

En Suite Bathroom 4.18 x 2.6m (approx. 13'9" x 8'6")

A modern suite comprises wash basin set to vanity unit, WC, walk in shower and contemporary free standing bathtub, with tiled flooring, a heated towel rail, a skylight and useful eaves storage

Bedroom Three 4.56 x 2.43m (approx. 15'0" x 7'9") – max

With two skylights, a fitted wardrobe and a thumb latch door into:

'Jack & Jill' En Suite

Servicing bedrooms three and four, a traditional suite comprises pedestal wash basin, WC and shower, with tiled flooring, tiled splash backs and a heated towel rail. A thumb latch door leads into:

Bedroom Four 4.56 x 2.49m (approx. 15'0" x 8'3") – max

A fourth double bedroom having a skylight, a fitted wardrobe and a door back out onto the landing

Guest Bedroom Two 4.91 x 4.36m (approx. 16'0" x 14'3")

A door from the **Garden Room** opens into this spacious double bedroom suite, having oak flooring, two fitted wardrobes and French doors opening out to the rear aspect. With private use of:

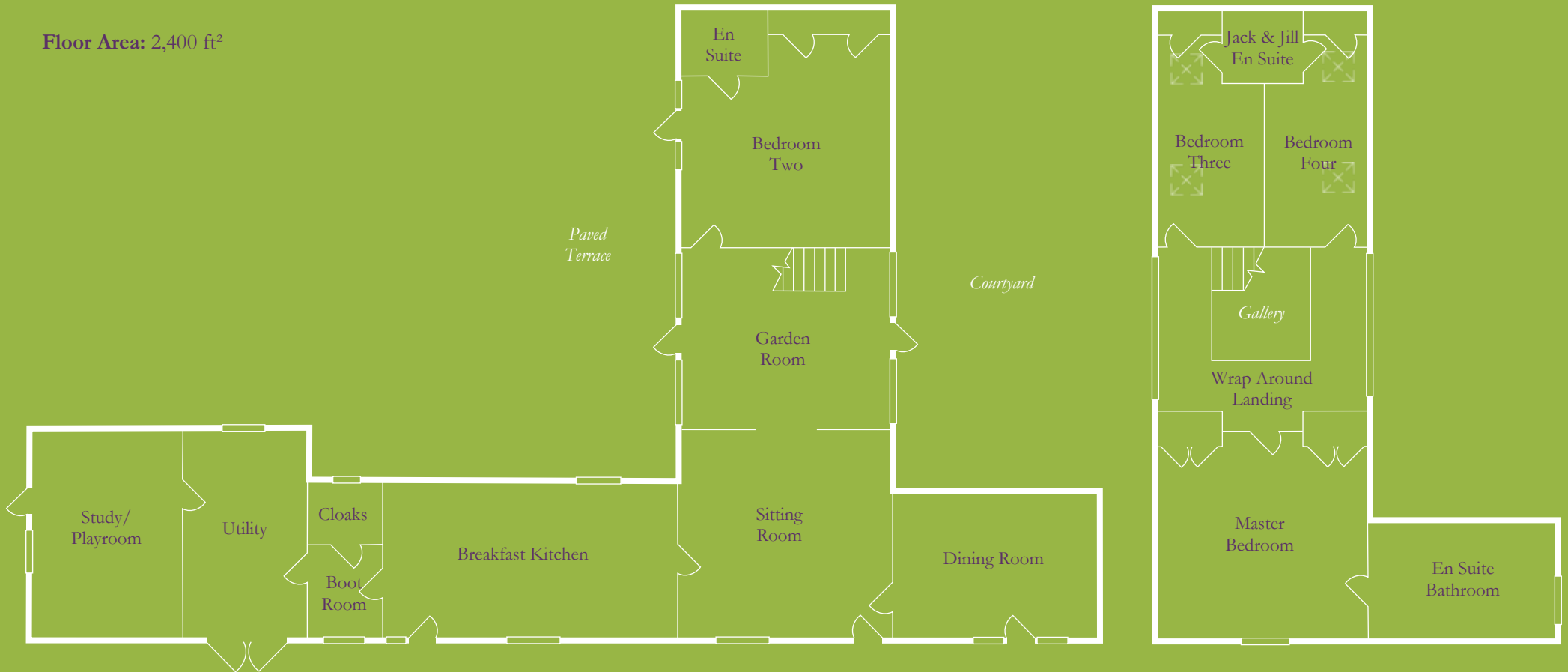
En Suite

A refitted suite comprises pedestal wash basin, WC and shower, with tiled splash backs, a heated towel rail and tiled flooring





Floor Area: 2,400 ft²





Outside

Leading from Lichfield Road, a private drive servicing a handful of rural homes winds between open fields, leading in turn to the private gated entrance to Swallows Barn. There is parking for three to four vehicles to the block paved driveway as well as ample space to extend the parking area if desired, mature hedges to the front provide privacy to neatly tended lawned gardens and a pathway leads to the front door. The existing garages have been converted to accommodation, but retain the original double entrance doors to allow for conversion back into garaging

Formal Gardens extend to the side and rear of Swallows Barn, being laid to lawns edged with established borders and a secluded paved terrace. There is exterior power, lighting and water, and a garden shed is included in the sale.

To the opposite side, gated access from the front aspect leads to a paved **Courtyard** garden offering another secluded entertaining area with access into the **Garden Room**.



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