



Bycars Farm, Church Lane, Fradley, WS13 8NJ



Set within the desirable village of Fradley is this charming detached Victorian home, benefitting from high specification interiors, two double bedrooms and beautifully tended gardens. Having received comprehensive refurbishment and improvement in recent years, this individual home dates back to 1850s and showcases a wealth of character including original doors, traditional fireplaces and Minton tiled flooring. The interiors comprise reception hall, two reception rooms, bespoke dining kitchen, study, utility and cloakroom to the ground floor, with two double bedrooms and a luxury bathroom off the part galleried first floor landing. Outside, a gated driveway provides parking and access into the detached double garage and the property sits well within the plot, having immaculate gardens extending to all sides. Bycars Farm is serviced by mains gas central heating and double glazed sash windows.

Bycars Farm lies on the popular Church Lane in old Fradley village, a historic location well served by local amenities and commuter routes. The village, desirable for its character cottages and quiet surroundings, has amenities including shops, a post office and a church. The property is just minutes from the Cathedral City of Lichfield with its excellent shopping and leisure facilities and the renowned Beacon Park providing around seventy acres of open space and beautiful formal gardens. The surrounding area is particularly popular with walkers, having farmland and fields presenting endless walking routes to local villages including Alrewas and Fradley Canal Junction. Well placed for commuters, the village has swift access to the A38, A50 and motorway network beyond and direct rail links to Birmingham and London can be found at stations in Lichfield.

- Charming Detached Victorian Home
- Desirable Village Location
- Beautifully Refurbished to Excellent Standard
- Impressive Reception Hall
- Two Reception Rooms & Study
- Farmhouse Dining Kitchen
- Utility & Cloakroom
- Two Double Bedrooms
- Luxury Bathroom
- Gated Driveway & Parking
- Detached Double Garage
- Walking Distance to Village Amenities
- Well Placed for Commuter Routes & Rail Travel

A front door with feature stained glass opens into:

#### Reception Hall

A spacious welcome to this charming home, having traditional Minton tiled flooring, two ornate cast radiators, stairs rising to the first floor with storage beneath and doors opening into:

#### Sitting Room 3.98 x 3.66m (approx. 13'0 x 12'0)

A well presented reception room having sash window to the rear, a traditional bay window to

the side with fitted window seat housing storage beneath, traditional radiator and a period open fireplace with decorative inlay and quarry tiled hearth

#### Snug 3.66 x 2.97m (approx. 12'0 x 9'9)

An ideal playroom or formal dining room, having sash window to the rear, original fitted storage cupboards, traditional radiator and a period fireplace. Beneath the carpet there are quarry tiles

#### Dining Kitchen 5.27 x 3.95m (approx. 17'3 x 12'11)

Having been designed and fitted to a superb specification, the kitchen comprises a range of bespoke painted wall and base units having granite worktops and upstands over, housing an inset Belfast sink, space for a fridge freezer, integral dishwasher and a recess housing a gas fired Aga with additional electric module (included in the sale). The kitchen has space for a dining table and chairs, windows to three sides, exposed brickwork and an impressive vaulted ceiling. Quarry tiled flooring extends throughout and a door opens out to the gardens

#### Study 2.56 x 2.36m (approx. 8'4 x 7'8)

With a window to the front, quarry tiled flooring and a door into:





**Utility** 2.36 x 1.99m (approx. 7'9" x 6'6")  
 Fitted with wall and base units housing an inset sink, housing spaces for a washing machine and tumble dryer. There is a window to the front, quarry tiled flooring and a loft access point

**Cloakroom**  
 Refitted with a traditional suite comprising wash

basin set to vanity unit and WC, with a window to the side and a fitted cupboard housing the wall mounted combi boiler

The original carved oak banister and staircase rises to the **First Floor Landing**, where there is a window to the side enjoying a pleasant rural outlook, ornate cast radiator and doors opening into:



**Master Bedroom** 3.66 x 3.64m (approx. 12'0" x 11'11")  
 A spacious principal bedroom having sash window to the rear, a period fireplace and a fitted wardrobe

**Bedroom Two** 3.66 x 3.39m (approx. 11'10" x 11'1")  
 Another double room having sash window to the rear, a fitted wardrobe and a period fireplace

**Luxury Bathroom** 2.72 x 1.82m (approx. 8'10" x 5'11")  
 Refitted to an excellent standard, the traditional suite comprises a wash basin set to vanity unit, WC, claw foot bathtub and corner shower, with tiled splash backs, a traditional heated towel rail and a window to the front





### Outside

Bycars Farm is set at a slightly elevated position from the lane, having a safely enclosed fenced boundary with gated access leading to the front door and a slate chipped courtyard to one side. Double gates to the rear of the property open into the driveway where there is gated access into the garden and manual up and over doors open into the **Detached Double Garage**, having power, lighting and storage above

### Gardens

Extending to a generous size are immaculately tended gardens laid to lawns, stocked borders and mature hedges. The garden is safely enclosed to all sides and there is exterior lighting and a water point. Within the garden is a summer house having power and lighting and being ideal as an outside entertaining space or home office. There is also the original brick built **Gardeners WC** to one side. Gated access opens out to the driveway and the garden extends to both of the property sides leading to the front aspect



Floor Plan & EPC  
 in Progress

**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.