



1 Williams Court, Edial Farm Mews, Lichfield Road, Burntwood, WS7 0HZ



Set within the tranquil rural community of Edial Farm Mews is this characterful and beautifully presented barn conversion, showcasing a wealth of original and reclaimed features, two double bedrooms and a private landscaped south facing garden. Having been substantially refurbished by the existing vendors, this charming country home is offered with no chain and has received upgrades to include a refitted dining kitchen, remodelled layout to create a fabulous first floor master suite, accoya hardwood windows and doors in 2021 and a refitted oil boiler in 2016. The immaculate interiors comprise entryway, farmhouse dining kitchen with wood burning stove and sitting room to the ground floor, with two double bedrooms serviced by an en suite and shower room. The master suite lies to the first floor and is also serviced by a versatile study/dressing room which enjoys idyllic countryside views. Outside, there is parking for two as well as a

single garage and and visitors parking, and the barn enjoys use of communal grounds as well as a beautifully landscaped private garden.

Edial Farm Mews lies on the rural outskirts of Lichfield and Burntwood in an idyllic private community accessed via a secluded country lane. Within convenient reach of local amenities, the barn is within a few minutes drive from the centre of Lichfield, where shopping facilities, restaurants and the historic Cathedral can be found, with leisure pursuits including Beacon Park, Lichfield Golf and Country Club and Cannock Chase. The scenic rural setting also lends itself to walking and cycling directly from your doorstep. Two rail stations in Lichfield provides direct links to Birmingham, London and Crewe, the location provides excellent access to commuter routes including M6, M6 Toll and A38 and Birmingham International Airport lies around 35 minutes away.



- Charming Barn Conversion with No Chain
- Tranquil Setting with Views
- Farmhouse Dining Kitchen
- Character Sitting Room
- Two Double Bedrooms
- En Suite & Shower Room
- Study/Snug/Dressing Room
- Private South Facing Garden
- Single Garage & Allocated Parking
- Exclusive Rural Community
- Visitors Parking & Communal Grounds
- Oil Central Heating (Boiler 2016)
- Refitted Hardwood Windows & Doors (60 Year Guarantee)
- Well Placed for Amenities, Commuter Routes & Rail Travel

Farmhouse Dining Kitchen 5.92 x 3.1m (approx. 19'5 x 10'2)

Having been remodelled and refitted to an excellent standard, the **Kitchen** comprises a range of shaker wall, base and island units with solid wood butcher block worksurfaces over, housing an inset ceramic sink with side drainer and a range of integral appliances including dishwasher, fridge freezer, oven, ceramic hob with extractor above, washing machine and wine fridge. There is a window overlooking attractive views and the kitchen opens into the **Dining & Living Area**, having feature tiled flooring, a cast iron radiator, window to the rear and double doors out to the terrace. A wood burning stove is set to stone hearth, stairs rise to the first floor accommodation and a door opens into:

A gate opens to the side of the property into a gated courtyard, leading to the south facing terrace and to the front door. The solid accoya wood entrance door which was fitted in 2021 opens to the **Entryway**, where there is a door into a storage cupboard housing the oil fired boiler. Opening into:

Sitting Room 4.01 x 3.4m (approx. 13'2 x 11'2)

Another immaculately presented space having tiled flooring, impressive exposed beams to the vaulted ceiling and dual aspect windows. A door opens out to the communal gardens to the side aspect, and there is a useful upper level storage area. A door opens into the **Shower Room** which also serves as a guests WC





An oak staircase rises to the first floor accommodation, leading to:

Dressing Room/Study/Snug 3.25 x 2.82m (approx. 10'8 x 9'3)

Offering versatile uses as home office, dressing room or second reception room, having a window to the side with idyllic countryside views, a skylight, exposed beams and fitted storage. A sliding door opens into:

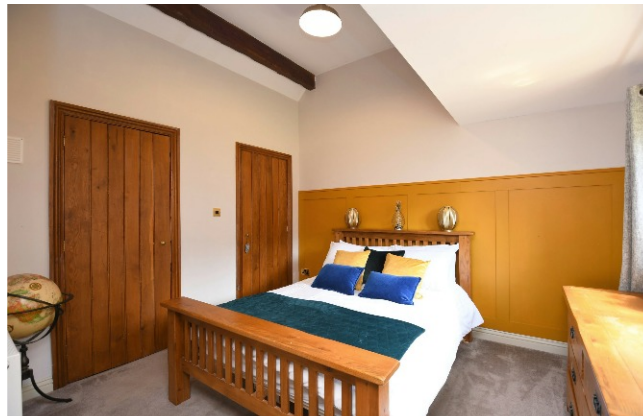


Master Bedroom 3.6 x 2.97m (approx. 11'9 x 9'9)
An attractive double bedroom having vaulted ceilings, a skylight and private use of:

En Suite

Comprising a modern suite having pedestal wash basin, WC and walk in shower, with tiled flooring, tiled splash backs and a chrome heated towel rail

Bedroom Two 3.3 x 3.1m (approx. 10'10 x 10'2)



Another spacious double room having a window to side, feature part vaulted open ceiling incorporating a useful overhead storage area with exposed ceiling beams, radiator and two latch doors give access to built-in wardrobes.

Shower Room

Comprising a modern wash basin set to oak vanity, WC and shower, with feature tiled flooring, tiled splash backs and a heated towel rail

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





Outside

A private driveway leads to Edial Farm Mews and two neighbouring properties. A gravel driveway leads into the courtyard where there is an allocated parking space and further visitors parking. The gravel drive leads down to a block of three garages where there is a further parking space to the fore of the **Single Garage** 6.0 x 3.0m (approx. 19'8 x 9'10)

South Facing Gardens

A beautifully landscaped private garden lies to the rear of the barn, offering a safely enclosed outdoor entertaining space, raised borders and a deck terrace. The garden enjoys tranquil countryside views and a peaceful outlook over a neighbouring duckpond. A gate leads in turn to a storage area to the side aspect, and there is a wheelie bin store

accessed off the drive. To the opposite side of the property is a pleasant lawned **Communal Garden** shared with three neighbours

NB: The property is Freehold. A £50 monthly maintenance fee goes towards the upkeep of the communal grounds

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.