



Poplars Farm, Walsall Road, Springhill, Lichfield, WS14 0BY



Presenting excellent residential, equestrian and commercial opportunities is Poplars Farm, an established farmhouse estate formed by two residential homes plus a one bedroom annexe, a fabulous home office/studio and an array of outbuildings and stables, all set within 18 acres of paddock land. Enjoying a secluded plot overlooking panoramic countryside views, Poplars Farm is set in a well-connected location ideal for commuters and offers either a substantial family residence to suit those looking for rental income or ancillary accommodation, alongside varied opportunities to achieve a healthy income off various assets.

The Cats Whiskers and The Barn each comprise spacious interiors ideal to

accommodate a family, having two reception rooms, a large dining kitchen, three double bedrooms, a master en suite and family bathroom. Stables Cottage offers open plan interiors with a double bedroom and shower room. The Coach House offers excellent potential as a games room, artists studio or office for a home-run business, and each property is serviced by mains gas central heating and double glazed windows.

Poplars Farm is set within 1.6 acres of manicured grounds, having paved terraces and lawns offering independent outside space for each home. Extensive formal lawns are set to the front and side enjoying a high degree of privacy, and a wildflower meadow to one side houses a large polytunnel. An array of

outbuildings offer potential for personal or livery style equestrian use via the stables and 16.7 acres of paddock land, and there is a fabulous Coach House currently utilised as a home office, being an ideal self contained space for home-run business. Currently, the paddock land is rented to a local equestrian business, an arrangement which could be continued or ended by the next owner. In addition there is a large workshop and separate agricultural barn, offering potential for large/farm vehicle storage or to be the base for a commercial business (subject to relevant permissions).

Poplars Farm lies in Springhill, a hamlet set within picturesque countryside just outside of the Cathedral City of Lichfield. Being two

miles from the City centre, Poplars Farm has convenient access to an array of amenities including shops, cafes, restaurants and the historic medieval Cathedral, with leisure pursuits found at Beacon Park, the scenic Stowe Pools and Lichfield Golf and Country Club. Nearby equestrian centres include Eland Lodge, Fox Meadow and Rodbaston Equestrian Centre, and Cannock Chase is a short drive away. Well placed for commuter routes, there are swift links to Sutton Coldfield, Birmingham, Walsall and Wolverhampton, and the M6 Toll lies around two miles from the property. Birmingham, East Midlands and Manchester International airports are within an easy drive, and two rail stations in Lichfield provide regular and direct links to Birmingham and London.



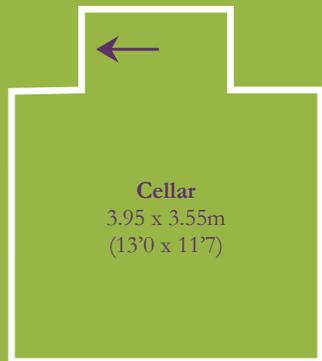
- Poplars Farm: The Cats Whiskers, The Barn & Stables Cottage Annexe
- Superb Residential & Equestrian/ Commercial Opportunities
- Offered with No Upward Chain
- Idyllic Countryside Views
- Paddock Land totalling 16 Acres
- 'The Cats Whiskers' - Three Bed Farmhouse
- 'The Barn' - Three Bed House
- 'Stables Cottage' - One Bed Conversion, ideal Rental Property/Luxury Tack Room
- 'Coach House' - Self Contained Office/ Games Room/Studio/Further Residential Accommodation
- 1.6 Acre Formal Gardens
- Stable Block, Agricultural Barn & Workshop
- Central Courtyard & Large Rear Yard
- Well Placed for Commuter Routes, Local Amenities & Rail Travel





‘The Cats Whiskers’ floor plan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Set to the fore of Poplars Farm is the original Farmhouse, The Cats Whiskers. Thought to date back to the 1800s, the farmhouse was remodelled to create a more modern façade and showcases generously proportioned living space, three double bedrooms, and a wealth of potential to upgrade/remodel, alongside stunning views over the gardens and countryside beyond.

- Detached Farmhouse with Stunning Views
- Two Reception Rooms
- Farmhouse Dining Kitchen
- Reception Hall, Laundry & Cloakroom
- Lower Ground Floor Cellar
- Three Generous Double Bedrooms
- Master En Suite & Bathroom
- Generous Formal Gardens
- Ample Parking & Large Garage

#### Reception Hall

The front door opens into the hallway, where stairs rise to the first floor accommodation and doors open into:

#### Drawing Room 7.45 x 3.6m (approx. 24'5 x 11'9)

A stunning reception room having a window to the front, further arched windows to the side with bespoke shutters and a gas fireplace set to brickwork surround. The air conditioning unit, projector and drop down screen are all included in the sale

#### Dining Room 3.95 x 3.65m (approx. 13'0 x 12'0)

Another generous living space having window to the front and sliding doors out to the terrace and lawns

#### Farmhouse Dining Kitchen 5.5 x 5.25m (approx. 18'1 x 17'3)

A traditional kitchen comprising a range of painted wall and base units with complementary worksurfaces over, housing an inset sink with side drainer and a range of integral appliances including a double oven, electric hob, microwave and dishwasher. There are windows to two sides enjoying a pleasant outlook over the gardens, and the kitchen has tiled flooring and ample space for a dining table and chairs. A door opens into:

#### Laundry Room 3.8 x 3.65m (approx. 12'5 x 12'0)

Another generously proportioned space having a fitted cupboard housing the mains gas Glow Worm boiler and Megaflow cylinder, a door out to the rear, window



Dining Kitchen



Dining Room

to the rear and tiled flooring, Full height units house space and provisions for appliances including washing machine, tumble dryer and fridge

**Cloakroom**

Fitted with pedestal wash basin and WC, with a window to the side aspect

**Cellar** 3.95 x 3.55m (approx. 13'0 x 11'7)

A door opens from beneath the stairs where a ladder gives access down to the dry cellar

Stairs rise to the first floor **Landing**, where there is a window to the side with idyllic views over the lawns. Oak doors open into:

**Master Bedroom** 5.5 x 5.25m (approx. 18'1 x 17'3)

A generous principal bedroom having dual aspect windows, a range of fitted bedroom furniture and wardrobes, and an air conditioning unit. With private use of:

**En Suite** 3.54 x 1.66m (approx. 11'6 x 5'4)

Fitted with twin wash basins set to vanity units, WC and double shower, with tiled walls, an obscured window and useful recessed storage

**Bedroom Two** 4.8 x 3.65m (approx. 15'8 x 12'0)

Another double room having windows to the front enjoying countryside views

**Bedroom Three** 3.95 x 3.65m (approx. 13'0 x 12'0)

A third double room having windows to the front overlooking the gardens and views beyond

**Bathroom** 3.52 x 1.86m (approx. 11'5 x 6'1)

Comprising pedestal wash basin, WC, double ended bathtub and separate double shower, with tiled walls and an obscured window



Drawing Room



Master Bedroom



Landing



Bedroom Two



Bathroom

'The Barn'



'Stables Cottage', Stables & 'Coach House'



Stunning Gardens



Entrance to Poplars Farm

Enjoying well maintained interiors, this property has formerly been rented out and is ideal as an annexe for a dependent relative. It also offers potential to join to Poplars Farm to extend the main living accommodation

- House with Character Features
- Ideal Rental Property/Self Contained Annexe
- Two Reception Rooms
- Spacious Dining Kitchen
- Three Double Bedrooms
- En Suite & Bathroom
- Gardens to Rear

A door from the front aspect opens into:

**Dining Hall** 5.45 x 3.6m (approx. 17'9 x 11'9)  
Doubling as a reception hall, this dual aspect room has double doors out to the rear, stairs rising to the first floor accommodation and twin sets of double doors leading into:

**Lounge** 6.65 x 5.35m (approx. 21'9 x 17'6)  
A spacious reception room having windows to both the front and rear having fitted shutters, exposed beams and a character brickwork inglenook fireplace. The open chimney offers potential to install a gas or wood burning fireplace and the an air conditioning unit is included in the sale

**Dining Kitchen** 5.45 x 3.05m (approx. 17'9 x 10'0)  
Comprising a modern range of wall and base units electric hob over. there are windows to two sides as well as a patio door opening out to the side, and this spacious dining kitchen has access to a loft space above

Stairs rise to the first floor **Landing**, having doors opening into:

**Master Bedroom** 5.55 x 3.85m (approx. 16'2 x 12'0)  
A spacious principal bedroom having dual aspect windows with shutters, and an air conditioning unit. With private use of:

**En Suite** 2.4 x 1.6m (approx. 7'8 x 5'2)  
Comprising a modern suite having pedestal wash basin, WC and corner shower, with tiled walls, a chrome heated towel rail and an obscured window

**Bedroom Two** 3.6 x 2.9m (approx. 11'9 x 9'6)  
Having window to the rear with shutters

**Bedroom Three** 3.6 c 2.45m (approx. 11'9 x 8'1)  
Hving window to the front with shutters

**Bathroom** 2.6 x 1.9m (approx. 8'6 x 6'3)  
Fitted with a modern suite having pedestal wash basin, WC, bathtub and separate shower, with tiled walls, a heated towel rail and an obscured window



Lounge



Dining Hall



Dining Kitchen

Master Bedroom



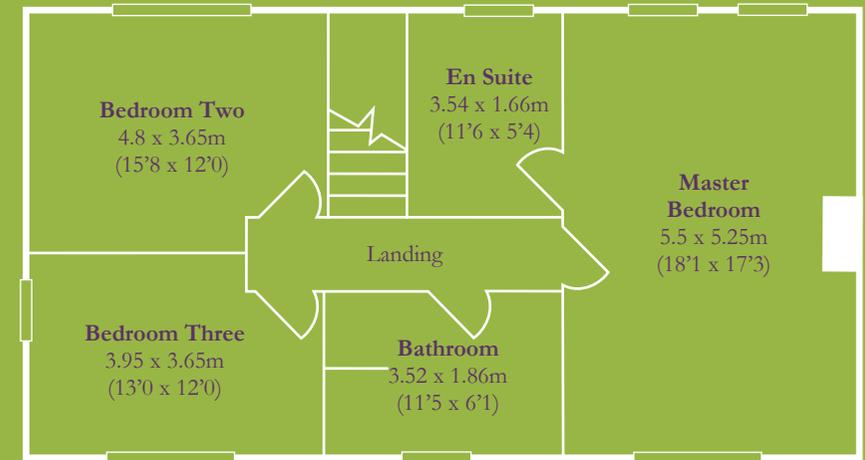
En Suite



Bathroom



'The Barn' floor plan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 'Stables Cottage'

Having been rented out, Stables Cottage is a quaint conversion enjoying secluded outside space, offering ideal potential as a rental Property or studio. Along with the six stables, this space could also be utilised as a luxury tack room for those with particular equestrian needs

- Charming & Quaint Stables Conversion
- Open Plan Living Space & Modern Kitchen
- Mezzanine Bedroom & Shower Room
- Private Parking & Established Lawns

### Stunning Open Plan Living & Dining Kitchen

10.6 x 3.6m (approx. 35'3 x 11'8)

This impressive reception room has tall vaulted ceilings and has been cleverly designed to allow for a large entryway and separate fitted kitchen

The **Entryway** has a range of modern fitted storage and cloakroom hanging space and leads into the open plan **Living & Dining Room**, having a window to the front and French doors out to the rear where parking and lawned gardens can be found

The **Kitchen** is fitted with a range of gloss wall and

base units housing an inset sink with side drainer, an integral oven with electric hob and spaces for a washing machine and fridge freezer

From the living area stairs rise to:

**Bedroom** 3.6 x 3.4m (approx. 11'9 x 11'1)

With an open balustrade overlooking the living space below. Please note, the bedroom has restricted headheight.

**Shower Room** 3.6 x 1.8m (approx. 11'9 x 5'10)

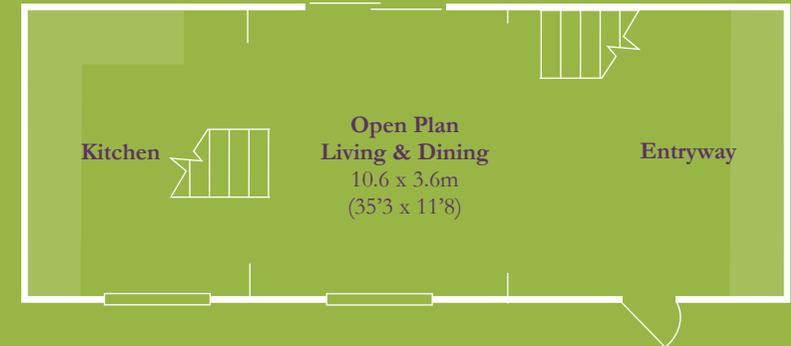
Comprising wash basin set to vanity unit, WC and

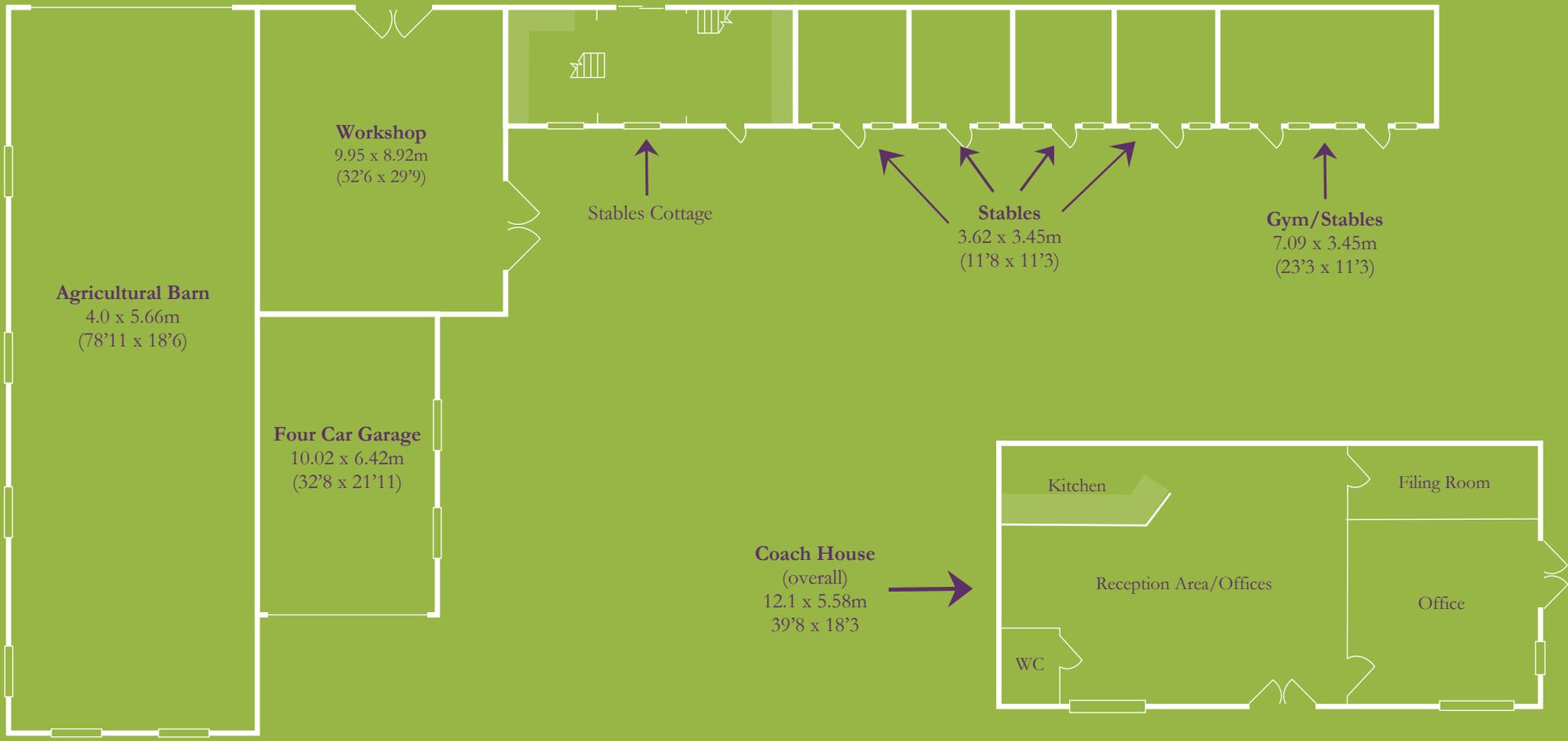
shower, with tiled splashbacks. There is also restricted headheight in this room

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



### 'Stables Cottage' floor plan





Coach House



Meeting Room within Coach House



Office within Coach House





### Equestrian/Commercial Facilities

The **Courtyard** is central to most of the buildings and has a block paved pathway leading to each one, plus a neatly tended lawned garden. There are **Four** individual **Stables**. There's also **Stables 5 & 6** (which have been merged into one) which could be used as a home office, gym or games room - but could easily be converted back into two separate Stables again. All the stables have power points and lighting, and all but two have also been boarded and skimmed offering ideal storage space

From the driveway, there is access leading to the rear of the property where there is a large hardstanding yard allowing for larger vehicle Parking and access to a fenced compound housing a large skip (included). Gated access leads into the **Paddock Land** which totals around **16.7 Acres** and has two gated access points onto Barracks Lane. There is potential to create an additional access drive into Poplars Farm from Barracks Lane; planning permission (which has since lapsed) for a tree-lined driveway has been formerly granted

### Barn 24.0 x 5.66m (approx. 78'11 x 18'6)

Extending to a generous size, this agricultural barn is ideal for the storage of large vehicles and machinery. There is a 10'0 x 10'0 electric roller entrance door and the barn benefits from power and lighting

### Workshop 9.95 x 8.92m (approx. 32'6 x 29'9)

Having access out to the rear hardstanding and stables, this versatile space is ideal for additional parking, as a workshop or to be utilised as a hay and feed store. Having two sets of double entrance doors, power and lighting

**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.



Stables

Rear of Agricultural Building & Stables