

Lawnbank House

Wychnor Staffordshire



Lawnbank House

Wychnor Lane Wychnor DE13 8BY

Set within an established 3 acre plot including mature woodland is the elegant Lawnbank House, an exceptional 1870s Victorian villa offering well proportioned and modernised interiors, four double bedrooms and a range of versatile outbuildings.

Enjoying a tranquil setting in the historic hamlet of Wychnor, Lawnbank House has received improvements in recent years to include new double glazed windows, a refitted kitchen and refitted bathrooms, with further potential to extend the property itself, of potentially convert the large coach house (subject to relevant permissions).

Lawnbank House is offered with the benefit of no upward chain, and offers a rare opportunity to acquire a property of this calibre in the desirable Staffordshire hamlet.

- Elegant Detached Victorian Villa
- Tranquil 3 Acre Plot & Woodland Setting
- Two Spacious Reception Rooms
- Modern Breakfast Kitchen
- Spacious Reception Hall
- Utility, Rear Hall & Cloakroom
- Four Double Bedrooms
- Master En Suite & Family Bathroom
- Gated Entrance to In & Out Drive
- Four Bay Garage & Garden Store
- Versatile Home Office
- Terrace & Formal Grounds
- Private Woodland with Pond
- 'Outstanding' School Catchment
- Well Placed for Amenities & Commuter Routes

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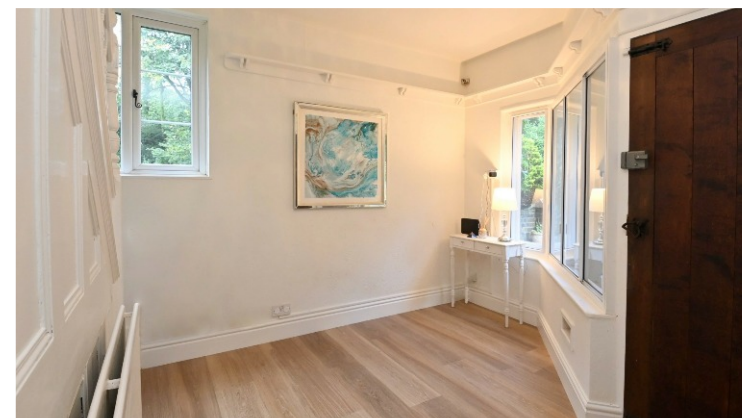
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Steps lead down to the rear of the property to a recessed porch where the front door opens into the **Reception Hall**, where there are angled quirky windows and traditional panelling. This spacious hallway opens into the **Sitting Room** which has a wood burning stove and a bay window to the front, and to the formal **Dining Room** which features a beautiful carved stone mantelpiece with wood burner.

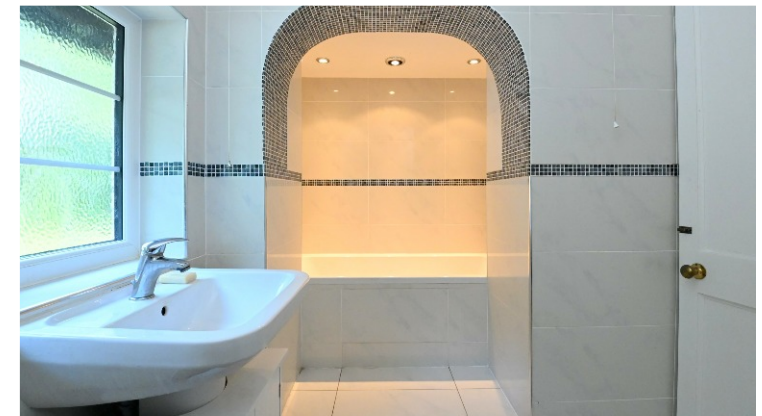
The **Breakfast Kitchen** has been modernised to a superb standard, having a range of integrated appliances and a dual aspect windows, as well as double doors opening out to the south facing terrace and gardens. Doors from the hallway lead into the **Guests Cloakroom** and to a superb **Laundry Room**, being of a generous size and having an alternative access out to the rear of the property.





To the first floor, there are **Four Double Bedrooms**, all of which enjoy tranquil views and the gardens and woodland beyond. The principal bedroom features a range of fitted wardrobes and storage as well as a modern **En Suite Shower Room**, and a **Family Bathroom** with integrated TV over the bath services the additional bedrooms. The **Landing** is also fitted with useful storage space and has access to the loft.

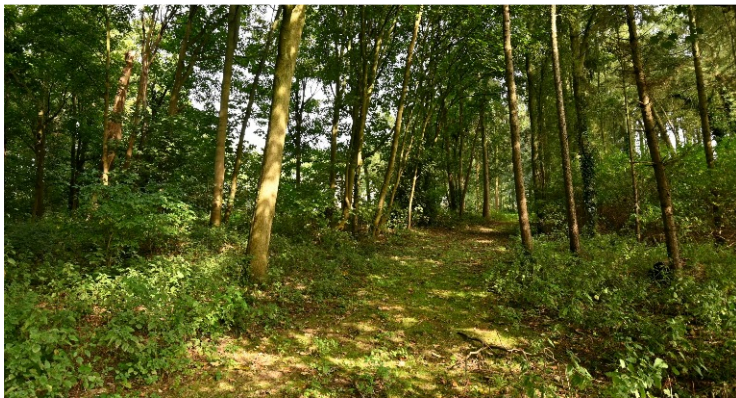
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Outside, the established plot extends to around **3 Acres** including a range of outbuildings and private woodland. Two sets of gated access create an **'In and Out' Driveway** where there is parking for numerous vehicles, as well as further block paved parking area which is positioned to the fore of the **Coach House**. Steps lead down to a herringbone brick terrace having access into the laundry room and reception hall.

The superb **Coach House** has power and lighting, housing a **Four Bay Garage**, a **Single Garage/Garden Store** and a self contained **Home Office**. Subject to relevant permissions, this space offers excellent potential for conversion into an annexe (subject to relevant permissions). Also to the rear of the property is a small brick outbuilding formerly used as an animal pen.

Established **Lawned Gardens** extend to the front of Lawnbank House, bordered by idyllic **Private Woodland**. Within the woodland there is also a small **Wildlife Pond** and a duck house



Set on the site of an ancient Roman settlement, this historic and sought after hamlet of Wychnor enjoys tranquil rural surroundings having pleasant views over farmland, woodland and countryside.

The **Wychnor Golf and Country Club** lies around a mile from the property, hosting a bar and restaurant, golf course and gym, and the rural setting is an ideal base to enjoy walking, cycling and equestrian pursuits.

Everyday amenities are readily available in the village of **Barton under Needwood** where a Co op general store, pubs, a post office, a coffee shop, boutique stores and more can be found. **Alrewas** also offers a similar array of amenities, as well as convenient access to pleasant canal side walks. The local market town of Burton on Trent and the Cathedral City of Lichfield can both be reached in around 15 minutes, providing an assortment of supermarkets, shopping centres and leisure facilities.

The **property lies within catchment** for the highly regarded John Taylor High School in Barton under Needwood which maintains an Ofsted 'Outstanding' rating, and private schools in the area include Repton School, Denstone College, Derby High and Lichfield Cathedral.

Being ideal for commuters, the location is well placed for access to the A38, A50, M6 and M6 Toll. Rail services from Lichfield provide regular and direct links to Birmingham and London and the International airports of Manchester, Birmingham and East Midlands are all within an easy drive.



	Wychnor Country Club: 1 mile
	Lichfield Rail Station: 7 miles Burton on Trent Rail Station: 7 miles
	Birmingham City Centre: 25 miles Derby City Centre: 19 miles Nottingham City Centre: 35 miles
	Barton Marina: 3 miles Cannock Chase: 15 miles
	Birmingham Airport: 26 miles Manchester Airport: 27 miles

Floor Area: 1840 ft² / 171 m²

Ground Floor

Reception Hall 5.1 x 3.12m (approx. 16'9 x 10'2)

Sitting Room 4.67 x 3.9m (approx. 15'4 x 12'9)

Dining Room 4.25 x 3.95m (approx. 13'11 x 12'11)

Breakfast Kitchen 3.9 x 3.9m (approx. 12'10 x 12'10)

Laundry Room 3.03 x 2.85m (approx. 9'11 x 9'4)

First Floor

Master Bedroom 3.96 x 3.93m (approx. 12'11 x 12'10)

En Suite Shower Room 2.36 x 1.9m (approx. 7'9 x 6'3)

Bedroom Two 4.24 x 3.96m (approx. 13'11 x 13'0)

Bedroom Three 3.97 x 3.88m (approx. 13'0 x 12'8)

Bedroom Four 3.04 x 2.94m (approx. 9'11 x 9'8)

Family Bathroom 3.0 x 1.93m (approx. 9'10 x 6'4)

Coach House

Four Bay Garage 11.5 x 5.46m (approx. 37'8 x 17'10)

Single Garage 5.46 x 2.7m (approx. 17'10 x 8'10)

Home Office 5.46 x 2.4m (approx. 17'10 x 7'10)





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