



Dairy Farm, Lynn Lane, Shenstone  
Lichfield, WS14 0DT

**£600,000**



Boasting the most beautiful views over open countryside, Dairy Farm Cottage is a superb conversion, located on the outskirts of desirable Shenstone Village.

Accessed off a private courtyard of just three barns, Dairy Farm offers a contemporary style both inside and out and would create a stylish home for anyone considering a downsize, pied a terre or investment.

On the ground floor, a welcoming entrance hall sets the tone with a stunning mezzanine staircase and landing making the most of the double height ceiling. Leading off is an impressive kitchen with stylish dark blue units and a white work surface over. A breakfast bar makes this a fantastic space to entertain or moving further into the property is a spacious open plan lounge dining room, enjoying stunning views over the garden and fields beyond. Stairs from the lounge to the first floor provide access to a useful home office, at the other end of the barn and still on the ground floor, is a superb principal bedroom and ensuite bathroom. On the first floor there are two further double bedrooms and a shower room.

Outside there is parking spaces for three/four cars and a low maintenance South facing garden. Shenstone village boasts a wealth of local amenities including a highly regarded local butchers, convenience store, doctors and library, plus, the local Primary School, Greysbrooke, which is the feeder school to King Edwards VI in Lichfield. Shenstone Village benefits from having its own train station with parking and provides a regular service to Birmingham and Lichfield City Centres. The local country lanes lead you through the pretty villages of Fotherley, Wall and Stonnall and excellent transport road links, including the A5, A38, M6 toll and the A453 lead to major towns and cities.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



Living Room  
18' 1" x 16' 1" (5.51m x 4.90m)

Breakfast Kitchen  
19' 1" x 17' 1" (5.81m x 5.20m)

Bedroom Three  
17' 1" x 9' 0" (5.20m x 2.74m)

Ensuite 4'  
10" x 4' 1" (1.47m x 1.24m)

WC  
5' 1" x 3' 0" (1.55m x 0.91m)

Galleried Landing

Bedroom One  
14' 1" x 9' 2" (4.29m x 2.79m)

Bedroom Two  
14' 0" x 9' 1" (4.26m x 2.77m)

Study  
13' 0" x 8' 1" (3.96m x 2.46m)

Shower Room  
9' 1" x 4' 0" (2.77m x 1.22m)



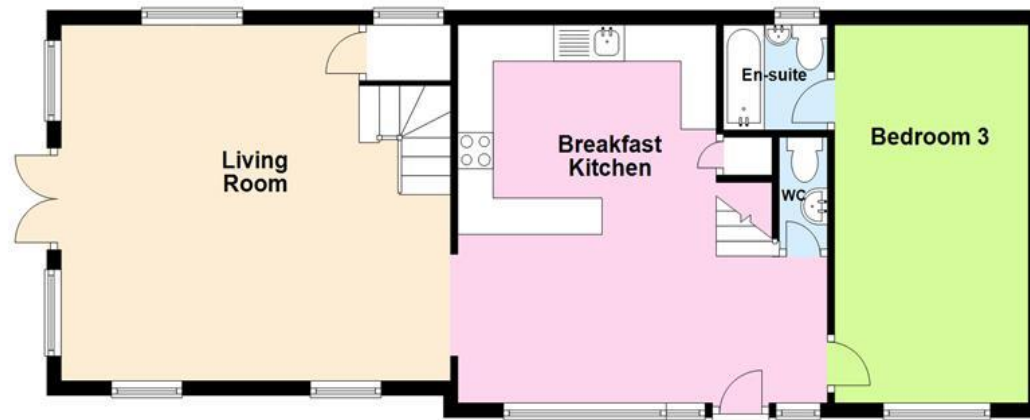




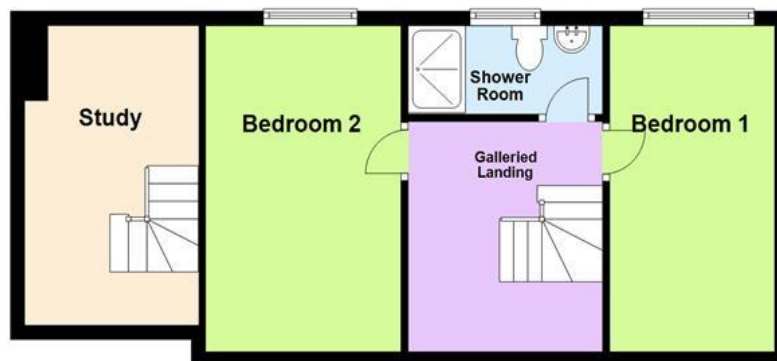
# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*

Ground Floor



First Floor

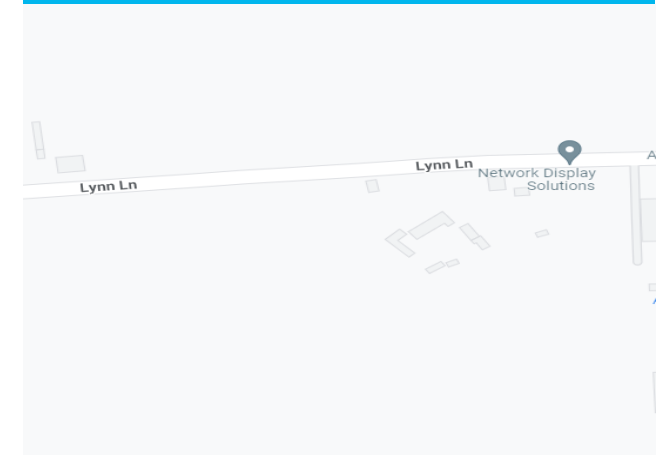


Total area: approx. 115.9 sq. metres (1247.8 sq. feet)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location











### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: