



Leomansley Cottage, Mill Farm, Walsall Road,  
Lichfield, WS13 8JH

**£1,500,000**



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Leomansley Mill Farm Cottage, Lichfield enjoys an idyllic rural location and is nestled in the heart of the Staffordshire countryside yet remains a few minutes drive away from Lichfield City Centre. Set within circa. 3 acres of cottage gardens, paddock land and mature woodland, this charming country cottage is further complimented by a series of outbuildings to offer a thriving dog boarding kennels with 12 kennels, two brick built stables and Dutch barn (in need of renovation yet affording potential) suitable for storage.

The cottage is cosy and comfortable possessing character and charm with an attractive open plan hallway with feature rustic brick chimney breast and inset display alcove and exposed beams with small paned window to front elevation.

The formal dining room with windows to front and side is complimented by the separate lounge which boasts a log burner essential for winter evenings.

The country style kitchen/diner boasts an excellent range of fitted units complete with Aga and French doors to the covered outside seating area.

Separate to the kitchen, the utility/shower room, an essential for country living keeps the laundry away from the kitchen.

A further example of the flexible accommodation that Leomansley Cottage provides is the double bedroom to the rear of the ground floor which overlooks the rear garden with a wc adjacent.

Stairs from the hall, rise to the first floor where three further bedrooms, each double rooms, can be found.



French doors from the second bedroom open to the balcony area providing stunning views over the far reaching landscape, whilst the family bathroom with corner bath completes the first floor accommodation.

Nestled within the grounds as well as the stables, barn and kennels is a large timber lodge with sauna and shower with decked terrace, providing an excellent space to entertain.

To appreciate the truly flexible accommodation, viewing is an absolute must.





## Property Specification

Dining Area 3.68m (12'1") x 3.20m (10'6")

Study 3.70m (12'2") x 3.20m (10'6")

Lounge 3.96m (13') x 3.22m (10'7")

Kitchen/Breakfast Room 6.81m (22'4") x 1.73m (5'8")

WC

Ground floor bedroom 3.81m (12'6") max x 2.82m (9'3")

Utility / Shower room 3.53m (11'7") x 2.30m (7'7")

Bathroom

Bedroom 3 3.42m (11'3") max x 3.28m (10'9")

Bedroom 2 3.61m (11'10") x 3.26m (10'8")

Landing

Bedroom 1 3.77m (12'5") x 3.26m (10'8")

Balcony 3.42m (11'3") x 2.50m (8'2")



### 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:

### Viewer's Note:

Services connected: Gas, electric, water and drainage

Council tax band: F

Tenure: Freehold

## Floor Plan

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



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

### Map Location

