

# The Angel Croft Stable

Lichfield, Staffordshire



by Friel Homes





# The Angel Croft Stable

The Angel Croft Stable is a charming two-bedroom cottage located next door to the former Angel Croft Hotel in the heart of Lichfield City's conservation area.

This delightful Grade II listed property has been carefully renovated by Friel Homes as part of their development at 1 Beacon Street and is the first property to become available for sale at this site.

Formerly the Stable Block to the Angel Croft Hotel, this is a period property full of character in a truly fantastic location.





## KITCHEN/LIVING ROOM

This beautiful kitchen has been individually designed and carefully crafted by Burbidge & Son Ltd. It is a hand spray-painted, solid timber in-frame luxury kitchen with practical internal fittings to maximise storage, finished with a contemporary farmhouse style.

It comes fully equipped with a Belfast sink, integrated Neff appliances, including an eye-level oven, a separate micro-wave oven, induction hob, cooker hood, dishwasher and full height fridge freezer. There is a separate utility area within the kitchen, complete with an integrated washer drier.

The kitchen is finished with a quartz worktop along with a breakfast bar connecting your kitchen to your living room. We have retained the original timber beams in this room and installed a new electrically operated lantern rooflight as an added feature.

Offering enough room for cooking, dining and relaxing, it creates a versatile living space in the heart of your new home.

## STUDY/RECEPTION ROOM

This room is a fantastic space which could be used in a variety of ways. The impressive front door and large windows ensure the room has a light and airy feel whilst the sliding door into the hallway provides a lovely feature.



## BEDROOMS

The property has two double bedrooms which both enjoy vaulted ceilings with exposed beams and are full of character. The master bedroom comes complete with fitted wardrobes and both bedrooms have a wall mounted TV point for your convenience.

## BATHROOM

The bathroom benefits from a free-standing bath, walk-in shower and vanity unit. You'll also find luxurious finishing touches like a heated towel rail and shaver socket to complete the bathroom.

## PLUMBING & CENTRAL HEATING

The property has an energy efficient gas central heating system, with underfloor heating throughout the ground floor, freeing up the walls to create a clean and contemporary look. The upstairs radiators are traditional cast iron column, finished in a gun-metal grey.

## PARKING & OUTDOOR SPACE

The Angel Croft Stable has a private drive, with parking for two cars; as well as a lockable gate offering both privacy and security. A clay blue-brick paved patio area has been landscaped with both climbing and potted plants, ready and waiting for you to enjoy. Lighting has been included to complete your outdoor space.

## WINDOWS & INTERNAL AND EXTERNAL DOORS

The custom-made exterior doors and windows are finished in black with ironmongery by 'From the Anvil', very much in keeping with the former use of this building. Internal doors are oak veneer with pewter door furniture throughout.







## LICHFIELD, A CATHEDRAL CITY FULL OF CHARACTER

The City of Lichfield is one of Staffordshire's most prestigious locations, with superb examples of Georgian architecture, scenic lakes and plenty of green space. Just a stone's throw away from 1 Beacon Street is the centrepiece of the city, the stunning three-spired Cathedral with a history dating back 1300 years.

Immediately adjacent to the development is Beacon Park, set within 70 acres of formal gardens and open space, with facilities such as golf, tennis and bowls, as well as a children's play park and two cafés.

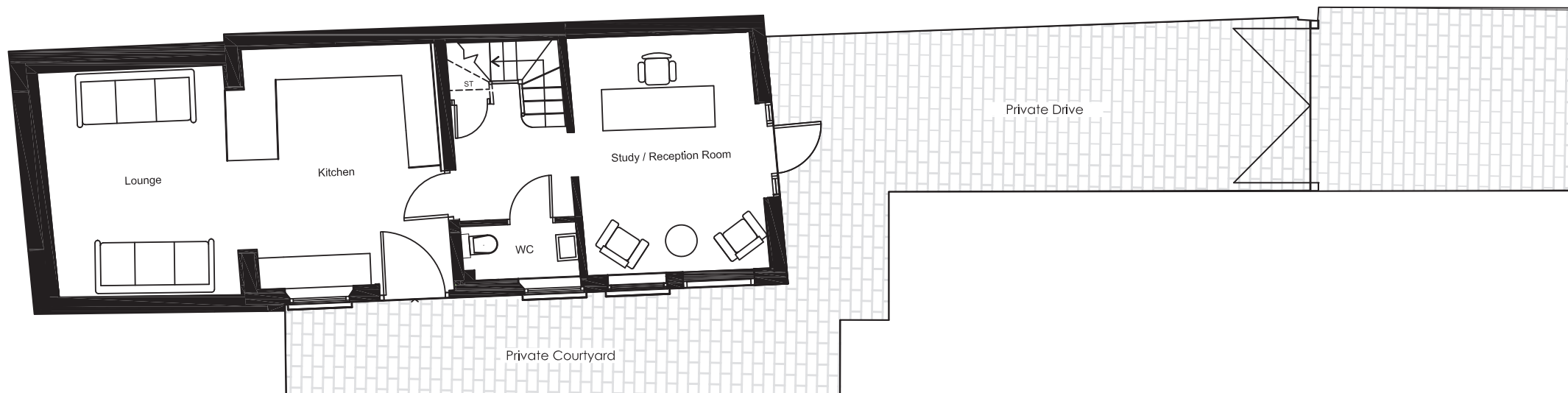
Lichfield has a bustling city centre, complete with a variety of boutique shops, banks, cafes and restaurants, all of which are just a short stroll from 1 Beacon Street. The market square comes alive with a vibrant market several times a week and Lichfield is fast becoming known as Staffordshire's festival city with events happening throughout the year.

## EXCELLENT CONNECTIONS

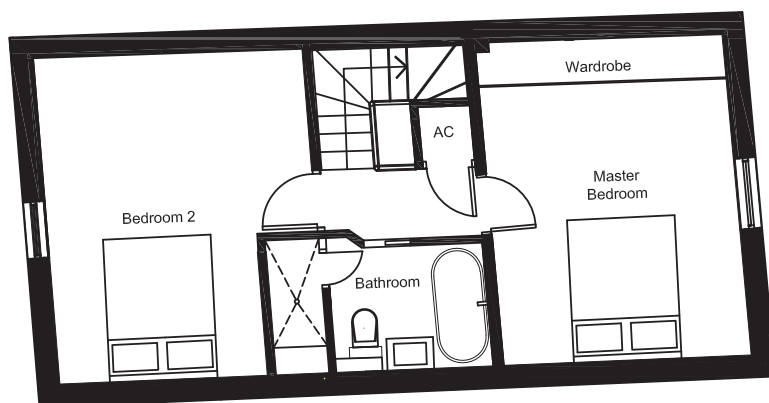
With its two nearby train stations, the city offers links to London in 1 hour 15 minutes and Birmingham in under 40 minutes.

Birmingham International Airport and East Midlands airport are both less than 45 minutes' drive away.

Excellent road links connect Lichfield with the M6, M6 toll, M42, A5, A38 and A51.



Ground Floor



First Floor

# The Angel Croft Stable

2 bedroom, total area 1115 sqft

Please note that the information provided is for guidance only and should not be relied upon as accurately describing any of the specific matters described by any order under Property Misdescriptions Act 1991. These floorplans are not to scale and should not be used as a basis for flooring requirements or furniture placement. Every effort has been made to ensure that all details are correct at time of going to press, however this information does not constitute a contract, part of a contract or warranty. Computer generated images, details may vary.

## SECURITY & PEACE OF MIND

This property benefits from an Architects Certificate for your peace of mind. An intercom system with both audio and camera has been installed along with an alarm for added security.

## ENVIRONMENTAL DETAILS

We have installed energy efficient appliances and thermostatically controlled central heating, as well as water-saving dual-flush mechanisms to toilets.

## FLOORING

This property has flooring included throughout: the ground floor is finished in engineered timber flooring by Ted Todd with the stairs, landing and bedrooms finished in a high quality 100% wool carpet. The bathroom is finished in high quality wood-effect ceramic tiles.

## ADDED EXTRAS

Light fittings are included throughout for your convenience, as are blinds to the Velux roof lights.

Plug sockets have a chrome finish, and sockets with a USB port have been included in the master bedroom and kitchen as an added feature.

There is an under-stair cupboard, complete with light, and an additional cupboard on the landing for storing all of your essentials.





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