



17 Gaia Lane, Lichfield, Staffordshire **WS13 7LW**

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An outstanding opportunity to acquire a detached bungalow of over 3,500 sq ft on Lichfield's most sought-after road.



**Guide price:** £1,350,000

**Local authority:** Lichfield District Council

**Council tax band:** E









## The Property

Set in Lichfield's historic Cathedral area, 17 Gaia Lane is an extremely rare opportunity to acquire a substantial single storey residence extending to over 3,500 sq ft within walking distance of the city centre. Offering highly flexible and versatile accommodation, the property offers a blank canvas to create a forever home. The property benefits from an approved scheme to remodel, redesign and extend the existing house to create a spacious and contemporary residence which would be unique to this historic location.

A covered porch leads to double entrance doors which open to a spacious porch. The porch leads on to the vaulted entrance hall, which offers a generous welcome together with 'A Frame' beams, exposed brick work and inglenook fireplace with gas fire inset. Doors radiate from the entrance hall to all principal ground floor accommodation. The dual aspect sitting room is filled with natural light and is a spacious reception area with open gas fire. The sitting room could be used flexibly as an additional bedroom or playroom as required.

The kitchen runs from the front to the back of the house, with bi folding doors opening to the rear garden. There is a range of contemporary fitted wall and floor cabinetry set beneath a quartz worksurface. There are a range of integrated appliances including microwave grill, oven, extractor, hob and fridge freezer. The utility room leads off the kitchen and provides further storage and room for additional appliances, as well as access to the guest WC.

## Planning Permission

The current owners, alongside their architects Group D, have developed a scheme to completely remodel the property. The proposal would see the swimming pool wing demolished in part and be replaced with a smaller rectangular extension. The kitchen would be moved into the games room and a new entertaining wing added beyond the kitchen. The grounds would be relandscaped to increase the useable garden area. Lichfield District Council passed these plans on 25th April 2023 under reference 23/00203/FUL.











## Bedrooms & Bathrooms

The bedroom accommodation is found in the middle wing which leads off from the entrance hall. The principal bedroom is of excellent proportions with views across the garden and a spacious en suite bathroom with separate shower. There are a further two double bedrooms and a family bathroom with separate shower.









## Games Room/Study

Set to the rear of the property and with double doors to the terrace is the exceptionally spacious games room. Spanning over 33 feet in length, the games room offers endless possibilities and could be used as a gym, entertaining space, study, home studio or even a self-contained annexe as required (subject to the necessary consents).

## Swimming Pool

The swimming pool area occupies the westerly wing of the property and is accessed either from the entrance hall or independently via the garden. The space itself is over 42 feet long and incorporates changing facilities to the rear. Whilst in need of various works in order to be operational again, the sheer space in this area of the property provides an excellent opportunity for additional accommodation, entertaining or recreational space.







## Gardens

A driveway leads off Gaia Lane to a large parking area. The parking area leads to a double garage with two separate single doors. There is access via both sides of the house to the rear gardens. There is an expansive rear terrace which fills the area between two wings of the house and provides an excellent, sheltered entertaining area. The remainder of the garden is predominantly laid to lawn and wraps around the rear and sides of the house.

All in all, the plot totals approx. 0.32 acres





## Location

Set on Lichfield's most desirable road, 17 Gaia Lane is just a few moments away from the Cathedral city's landmarks tucked away in a quiet secluded position. Within 5 minutes' walk are both Minster and Stowe Pools which offer delightful walks and recreational areas, as well as Beacon Park which offers an extensive outdoor space for a variety of activities. The Cathedral itself is within direct view of 17 Gaia Lane and is easily accessible on foot via The Close.

Lichfield is a thriving City with many historical connections and is the birthplace of Dr Samuel Johnson. The city boasts a good range of amenities including shops and leisure facilities. In addition, it enjoys an active social calendar including the annual Lichfield Festival, Medieval Market, and Lichfield Literary Festival. The Garrick theatre offers a wide range of entertainment including both local and national touring productions. There is an excellent range of schooling within the area including Lichfield Cathedral School, Repton School, and Denstone College.

17 Gaia Lane is well placed for the commuter, with direct railway services are available from Lichfield Trent Valley to London Euston with the fastest scheduled journey time being 1 hr 14 minutes. Direct services are also available from Lichfield Trent Valley and Lichfield City to Sutton Coldfield and Birmingham. The M6, A5, and A38 are also within easy reach, whilst the M6 Toll junction T5 is just over 3 miles away and offers speedy access to Sutton Coldfield and Birmingham centre in as little as 25 minutes and 40 minutes respectively.

## Services

Mains electricity, water, gas and drainage.

## Agents Note

The property is located in a conservation area.

The access way leading to 17 Gaia Lane is owned by the neighbouring property with 17 Gaia Lane having a right of way.





17 Gaia Lane, Lichfield  
Approximate Gross Internal Area  
Main House = 329 sq.m/3542 sq.ft  
Outbuilding = 6 sq.m/70 sq.ft  
Garage = 31 sq.m/337 sq.ft  
Total = 366 sq.m/3949 sq.ft

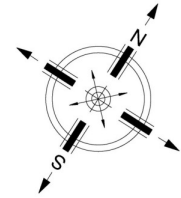


Illustration for identification purposes only, measurements are approximate, not to scale.



