



## Green Lane Farm Green Lane, Lichfield

Hunters have the pleasure in marketing this detached farmhouse which is set in an enviable position in the village of Chorley but is still within reasonable distance of comprehensive amenities in the Cathedral city of Lichfield. The A38/A5 trunk roads provide access to Midlands motorway networks and business centres whilst there are rail links in local towns and airports at Nottingham East Midlands and Birmingham International. The property comprises a detached farmhouse which also has outbuildings and a paddock. The main house offers an entrance porch, superb farmhouse style breakfast kitchen, lounge, utility, dining room, four good sized bedrooms, bathroom and a further shower room. The property sits in a substantial plot comprising three fields in total, a ménage and stabling. There are 3 separate accesses to the property with an 'in and out' driveway and further vehicular access to the equestrian facilities. There are a range of outbuildings which are currently used for storage. The property also has garaging and parking for several vehicles. The property does require some cosmetic improvement but offers a huge amount of potential.

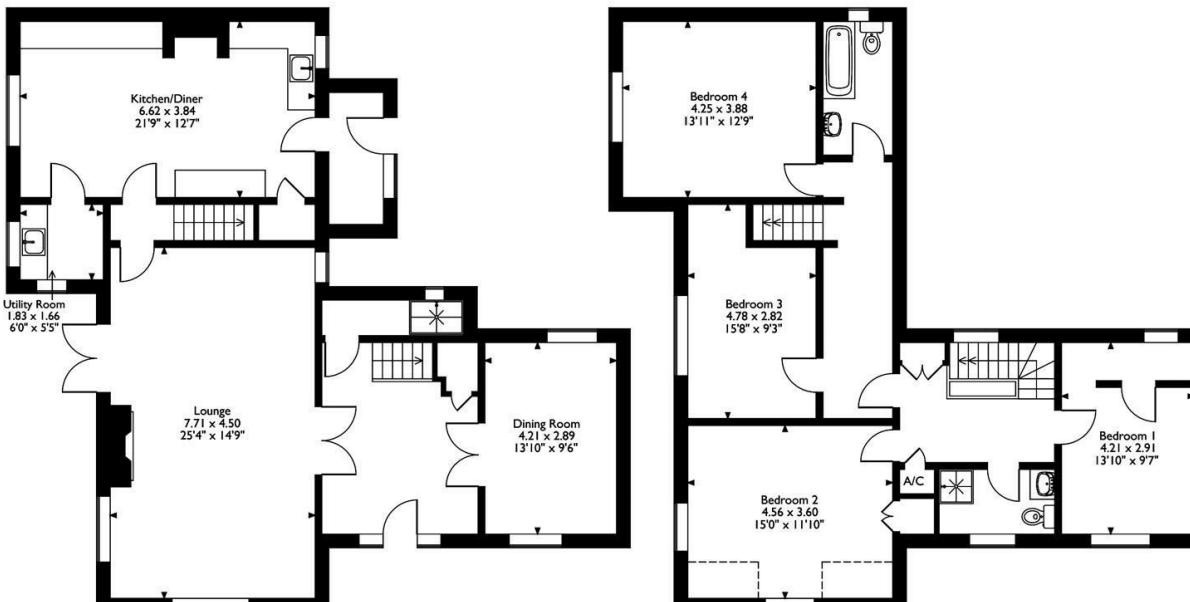
**Guide Price £820,000**

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Green Lane Farm, Green Lane Chorley, Lichfield  
 Approximate Gross Internal Area  
 189 Sq M/2035 Sq Ft



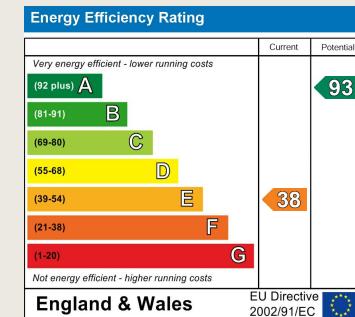
Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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