



Pantry House Farm Cottage

Tanworth-in-Arden, B94 5HR

Andrew Grant



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Tanworth-in-Arden, B94 5HR

 **3 Bedrooms**  **2 Receptions**  **2 Bathrooms**

Freehold / 1,624 sq. ft.
Guide Price £565,000

KEY FEATURES:

- Three double bedrooms
- Beautiful gardens
- Period features
- Desirable village

An immaculately presented period cottage offering the perfect combination of original features with modern charm and style.

This stunning cottage dates back to the early 1900s and has been sympathetically restored and completely refurbished throughout to an extremely high standard.

SITUATION

Set on the edge the prestigious village of Tanworth-in-Arden is this wonderful period cottage.

On the much sought-after Broad Lane which offers privacy and a wonderful community village feel with facilities such as a parish church and the excellent Bell Inn public house. The doctors and the Warwickshire Lad pub are also nearby.

The location is fantastic for the commuter being just 12 miles from the centre of Birmingham and 5 miles from Redditch with great commuter links to the M40, M6, M5 and M42 which are easily accessed within minutes and also with direct transport links to Stratford and Birmingham Moor Street from Wood End railway station.



The bustling market towns of Warwick, Stratford-upon-Avon and Henley-in-Arden are all within a short drive.

There is excellent schooling, from the highly regarded nursery and junior school to the excellent Solihull School, as well as grammar schools in Stratford-upon-Avon and Alcester, plus Warwick is home to preparatory and public schools and Kings School for girls.

DESCRIPTION

A wooden stable door opens into the stunning kitchen diner. This elegant Shaker style kitchen diner is fitted with grey cupboards and oak worktops with appliances integrated such as a dishwasher, a washing machine and a fridge freezer. There is plenty of storage which has been extremely well thought out for the best use of space in each area.

Leading off to the rear of the kitchen there is the first of two bathrooms; this room is a contemporary and stylish shower room completed to high standard with a double enclosure mains rainfall shower, a vanity sink unit, fitted storage cupboards and stone tiles to the floor and walls. There are also downlights in the ceiling and a window to the courtyard garden.

Moving through from the kitchen and bathroom there is a wide hallway which has the front door of the property and a staircase leading up to the first floor. This spacious hallway is almost a room in itself with shelving and space for furniture.

To the right you enter the first of two reception rooms which is a large dining room with neutral décor and a feature bay window looking out to the front garden. This room is large and can easily hold a large dining table and chairs amongst other furniture.

Through to the left from the hallway there is a wonderful lounge with restored solid wood flooring, dual aspect bay windows and a pretty Inglenook fireplace with a log burning fire. The chimney has been serviced and completely checked and cleared.

Rising to the first floor there is a porthole on the staircase that will make you smile as it is a quirky feature. To your right at the top of the stairs there is a spacious double bedroom with original beams, tasteful décor and a window looking out to the fore.



Directly across from the top of the stairs there is a beautiful family bathroom which features a stunning roll top bath, a white vanity sink, a low-level WC and complementary stone tiles on the floor and walls.

There are a further two double bedrooms with ample space, individual charm and period features.

This home brings an immediate feeling of peace and well-being and has been thoughtfully restored. It has the perfect combination of modern comforts combined with contemporary style that complement the period features beautifully!

OUTSIDE

There is space for four cars on the driveway and as you approach the property there is also a newly built double garage with a fitted electric charging point for your car.

The rear garden has a lovely patio area leading out from the kitchen stable door, it is also laid to lawn with some established borders and access through to the double garage.

The front garden is to the side of the property and is a south facing sun trap with a patio area and again being laid to lawn. Both gardens offer a considerable amount of privacy as does the back.













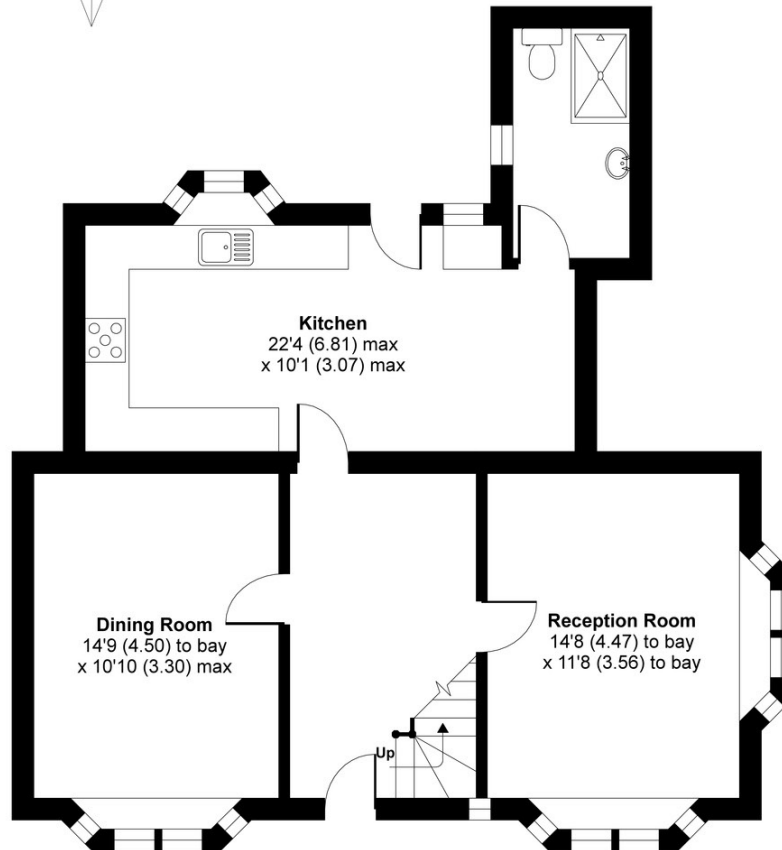
Broad Lane, Tanworth-in-Arden, Solihull, B94

Approximate Area = 1389 sq ft / 129 sq m

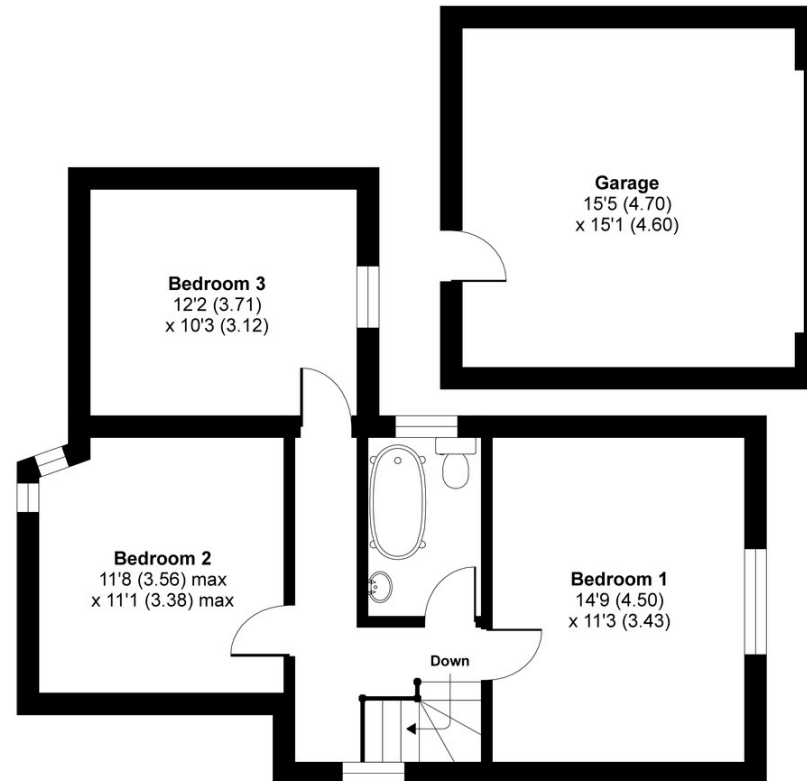
Garage = 235 sq ft / 21.8 sq m

Total = 1624 sq ft / 150.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Andrew Grant. REF: 736749



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		83
B (81-90)		
C (69-80)		
D (55-68)		
E (49-54)		
F (45-48)	46	
G (35-44)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



Andrew Grant
T: 01564 794 155
E: hello@andrewgrant.com

