

# The Hermitage

HERMITAGE LANE | POLESWORTH | TAMWORTH | B78 1HS







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The Hermitage is a versatile mixed-use investment opportunity offering scope for further income or the option of total redevelopment if desired (subject to the necessary planning consents and building regulation approval).

## **The Granary**

A detached, two-storey, three-bedroom barn conversion with integral garage. The Granary features a drawing room and study to the ground floor, as well as a kitchen/ breakfast room with utility and guest cloakroom leading off. The first floor features two bedrooms and a family bathroom.

## **The Dairy**

A two-storey, two-bedroom barn conversion. The Dairy features a ground-floor drawing room and kitchen/ dining room, as well as two bedrooms. The first floor features a dressing room and shower room.

## **The Tackroom**

A single-storey commercial barn with kitchenette and WC currently operating as a salon.

## **The Stables**

Three self-contained offices each with kitchenette and WC.

Office 2 also has the benefit of a boardroom.

## **DISTANCES**

Sutton Coldfield town centre 10.4 miles • Tamworth 3.7 miles

Lichfield 11.4 miles • Birmingham City Centre 17.7 miles

Birmingham International/NEC 16.8 miles

(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the text.



The Granary



The Granary



The Dairy



The Dairy

## LOCATION

The property occupies an attractive semi-rural position with open outlook over fields and is set in spacious grounds within 4 miles of Tamworth. Tamworth itself offers a wide variety of amenities and green spaces, and offers regular train services to Birmingham New Street and Lichfield.

The premises are well-located for access to and from Sutton Coldfield, Birmingham and the rest of the region via the M42, A453, and M6.

Total net internal floor area extends to: 6263 sq ft 582 sq m.

## DESCRIPTION OF PROPERTY

A rare and exciting investment opportunity to acquire a barn development providing high-quality residential accommodation together with a range of commercial office suites, grounds and hardstanding. Generating an annual income of approx. £70,000 per annum.

The opportunity represents an ideal proposition for anyone looking for a stylish family home and a base from which to run a business or to generate an income stream. Should a buyer wish to redevelop the site in its entirety planning permission has historically been granted for conversion of the commercial barns B1a to residential C3 (planning APP no. PAP/2014/0149).

Converted over 20 years ago, the property offers character throughout the barns. Of particular note are the main living areas, which include exposed brickwork, beams and structural timbers. The Dairy is a self-contained annexe which provides spacious two-bedroom accommodation with open-plan kitchen/living space and would be ideal for dependent relatives. The property also benefits from far-stretching views over open fields and garden space.

The property also has the benefit of a totally separate and fully-equipped office building, extending to over 3,000 sq.ft and generating an attractive income. This unique property is set in almost 0.25 acres of grounds, accessed via two private drives, one giving access to the residential accommodation the other to the commercial barns.

## AMENITIES

Car Park

The property includes a substantial rear car park, with overflow parking to the rear.

There is also a substantial yard which was previously used as a vehicle store and generated an income of £500.00 per cal month. The yard has a separate vehicular right of way to the rear.

## SERVICES

The building has mains gas, electricity and water with gas central heating boilers heating the offices. A private drainage system serves the properties.

## FIXTURES AND FITTINGS

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

## TERMS

The property is offered for sale Freehold subject to existing tenancies although vacant possession could be available upon request.

## OUTGOINGS

Interested parties should check the Rateable Value with the local authority North Warwickshire Council.

## VIEWING

Strictly by appointment through the Sole Selling Agents – Aston Knowles





Office Three



The Tackroom



Office Two Boardroom



Office One Ground Floor



The Tackroom



The Tackroom



Office Two



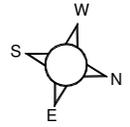
**The Hermitage, Hermitage Lane, Tamworth**

**The Dairy = 1615 Sq Ft/150 Sq M**

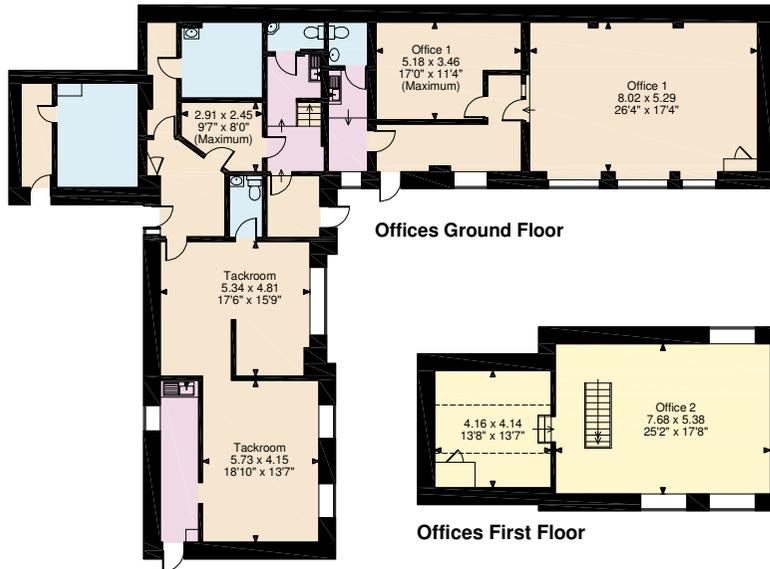
**Garage = 173 Sq Ft/16 Sq M**

**The Granary = 1562 Sq Ft/145 Sq M**

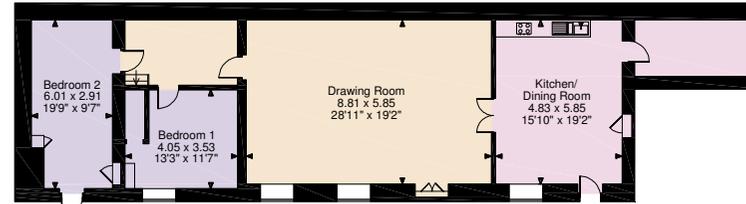
**Total = 3350 Sq Ft/311 Sq M**



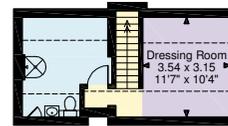
**The Hermitage, Hermitage Lane, Tamworth**  
**Approximate Gross Internal Area**  
**Offices = 3295 Sq Ft/306 Sq M**



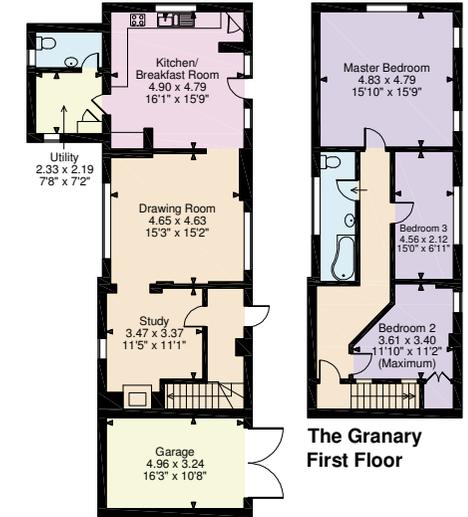
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 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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**The Dairy**



**Floor Above Bedroom**

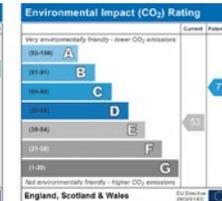
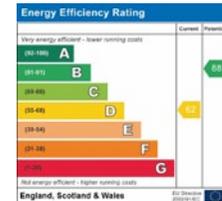


**The Granary**  
**Ground Floor**

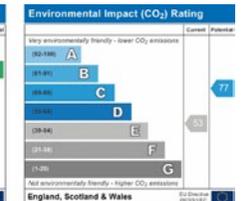
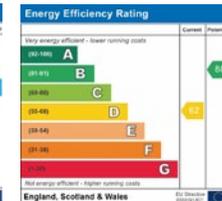
**The Granary**  
**First Floor**

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**The Dairy**



**The Granary**



**CONTACT**  
 Sophie Bullock MRICS  
 07815 792041  
 sophiebullock@astonknowles.com

**0121 362 7878**  
 8 High street, Sutton Coldfield, B72 1XA  
 enquiries@astonknowles.com  
 www.astonknowles.com

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