



The Cottage, 2 Stud Farm Drive,  
Bonehill,  
Tamworth, B78 3HS









£995,000

#### GENERAL

An impressive cottage which has been extended and remodelled with considerable taste and flair. The cottage is in a beautiful setting on the edge of the village with far reaching country views. The property has been improved with considerable style and meticulous attention to detail by the present owners, who have created a wonderful family home with flexible, well planned accommodation. In brief, on the ground floor, there is a superb open plan living space with the kitchen opening directly into the family room off which there is a garden room. There is also a magnificent sitting room and conservatory. Opening off the family room a passage leads to three bedrooms one of which is en-suite and a shower room. On the first floor there is a master bedroom with an en-suite shower room, a further bedroom and shower room.



## LOCATION

The Cottage is situated on the edge of Bonehill Village. There are excellent road links with easy access to Tamworth, Lichfield, Birmingham, the M42 and M6 Toll road.

## THE COTTAGE

The accommodation is arranged over two floors as follows. Front door opening into the reception hall.

## RECEPTION HALL

Tiled floor, traditional radiator, stairs rising to first floor with understairs storage cupboard.

## CLOAK/SHOWER ROOM

Low flush lavatory, wash hand basin, double shower enclosure with rainfall and hand held shower attachments.

## SITTING ROOM

17'3" x 14'5"

A magnificent room with wood effect floor, fireplace housing coal effect gas fire and contemporary French doors opening into the conservatory. Central heating radiator.

## CONSERVATORY

15'7" x 12'

A lovely vantage point from which to enjoy the views over the garden and countryside beyond. There is a wood effect floor, two central heating radiators and air conditioning. French doors to garden.

## FAMILY ROOM

13'10" x 12'9"

The family room opens directly into the kitchen and garden room creating a wonderful open plan living area perfect for contemporary family living. There is a wood effect floor, wood burning stove in brick built fireplace with timber mantel. Central heating radiator. A passage opens off the family room to some of the bedroom accommodation.

## KITCHEN

17' x 11'7" max

There is a lovely bay window overlooking the garden. The kitchen is inspired by "Linda Baker" comprising a generous range of base and wall cabinets. Integrated appliances include a "Neff" double oven together with a further "Neff" single oven, a hob, fridge freezer and dishwasher. Central heating radiator. Door to rear lobby.

## GARDEN ROOM

10'6" x 8'10"

French doors to garden. Central heating radiator.

## REAR LOBBY

7'2" x 4'2"

With fitted cupboard and door to the utility area.

## UTILITY AREA

12'3" x 5'6"

Plumbing for washing machine.

## BEDROOM TWO

15' x 11'8" max red to 9'3"

With fitted wardrobes and drawers. Central heating radiator.

## EN SUITE BATHROOM

Comprising a panelled bath with waterfall tap, shower enclosure with rainfall and hand held shower attachments, wash hand basin set in vanity unit, low flush lavatory, chrome ladder style towel rail.

## BEDROOM TWO

11'6" x 9'2"

Fitted wardrobes with bed space, bedside table with shelving behind. Central heating radiator.

## BEDROOM THREE

9'2" x 9'2"

With bank of fitted wardrobes. Central heating radiator.

## SHOWER ROOM

Corner shower enclosure with rainfall and hand held shower attachments, wash bowl set on vanity unit, low flush lavatory, chrome ladder style towel rail.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

## FIRST FLOOR LANDING

Opening off the landing are doors to the master and fourth bedrooms.

## MASTER BEDROOM

17'7" x 10'9"

The master bedroom divides neatly into sleeping and dressing areas. The dressing area is fitted with an extensive range of fitted wardrobes with a matching chest of drawers and window seat. Central heating radiator.

## EN-SUITE

Corner shower enclosure with rainfall and hand held shower attachment, wash hand basin set in vanity unit, heated towel rail.

## BEDROOM FOUR

12'8" x 11'4"

A double bedroom with fitted wardrobes, bedside table with shelving. Central heating radiator.

## SHOWER ROOM

Corner shower enclosure with rainfall and hand held shower attachment, wash hand basin set in vanity unit, low flush lavatory. Central heating radiator.





### OUTSIDE

Double gates open onto a parking area in front of the cottage. A stoned drive continues to a larger stoned parking area.

### THE GARDEN

The garden is beautifully landscaped with extensive areas of terracing adjoining the cottage. The garden is principally lawned. There are some pretty heavily stocked flower borders and a number of specimen trees.

### THE BAR

11'2" x 10'4"

There is a purpose built bar with bifold doors and a covered entertaining area.

### COUNCIL TAX BAND

Lichfield Council Tax Band F.





























Ground Floor



1st Floor



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