



- Beautiful Period Three Storey Conversion
- North Wing Of Ladbrook Hall
- Vaulted Ceiling Living Room
- Refitted Open Plan Dining Kitchen

Ladbrook Hall North, Penn Lane, Tanworth in Arden, Solihull, B94 5HJ

This beautiful three storey period conversion forms the North Wing of Ladbrook Hall, nestled in this secluded location in the desirable village of Tanworth-In-Arden. Having being refurbished by the current owners to an exceptional standard throughout, but maintaining many original features, coupled with a beautiful garden and outside space, viewing is essential to appreciate this magical building.



Property Description

DETAILS

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On entering this property, the hallway with feature cloaks cupboard, immediately provides you with a sense of what is to come. The open plan dining kitchen has recently been refitted and offers a perfect entertaining space. With a central island doubling as a breakfast bar, and high specification integrated appliances, and an additional door opening to the front courtyard, the current owners have thought of everything. In addition, there is a useful pantry, and a utility room also providing access to the garden.



The living room is spectacular with a high vaulted beamed ceiling, and a feature chimney breast with log burner. This room also has a door opening to the courtyard, providing a wonderful sense of space throughout. Off the living room, is the study, guest bedroom, which alternatively could be the fourth downstairs bedroom with an ensuite. Again, this room has French doors opening to the patio providing that feeling of indoor/outdoor living.



Characterful features continue upstairs, where to the first floor there is a large triple aspect master bedroom with fitted wardrobes. Also on this floor is the exceptional luxury family bathroom, which as well as a free standing bath, has a walk-through shower, underfloor heating and a vanity sink. To the second floor there are two further double bedrooms, one triple aspect and the other double aspect with a velux window.

OUTSIDE

This property has a number of outdoor spaces to enjoy the tranquillity of the location. The gated gravelled driveway leads to the courtyard at the front and has gated access to the rear garden. The courtyard provides a secluded spot and has access to the kitchen and living room. The mature rear garden offers a private aspect, and has mature borders, well maintained lawn and a feature pond. There is a blocked paved patio with covered seating/BBQ area and a useful shed for storage.



VIEWINGS

At short notice with DM & Co. Homes on 01564 777 314 or by email dorridge@dmandcohomes.co.uk.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Total area: approx. 167.0 sq. metres (1797.2 sq. feet)
 Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are for the actual floor area and are approximate so should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.
 Plan produced using PlanUp.

GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Services: Heating is by way of an oil fired central heating system. Mains electricity and water are connected to the property.

Local Authority: Stratford upon Avon District Council.

OTHER SERVICES

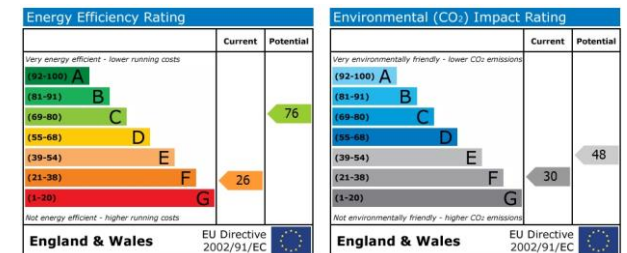
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