



4 The Tanyard, Mill Lane, Hammerwich, WS7 0JR



Residing within the exclusive and tranquil courtyard of The Tanyard is this contemporary barn conversion style home, showcasing recently refurbished interiors, three double bedrooms and beautifully landscaped gardens housing a luxurious bespoke garden room. Being finished to an exceptional standard throughout, this elegantly presented home has received upgrades to include bespoke fitted bedroom furniture, a refit to the family bathroom, new flooring to the ground floor and landscaping to the front and rear aspects. The deceptively spacious interiors extend over

three floors, having generously proportioned bedrooms complemented by impressive living spaces. The reception hall leads into a family dining kitchen, cloakroom and lounge with magnificent vaulted ceilings, with contemporary oak and glass staircases leading to a first floor guest en suite bedroom and to two lower ground floor bedrooms and a family bathroom. Outside, the property benefits from private parking as well as a single garage to the front, with beautifully landscaped gardens set to the rear enjoying a good degree of privacy. Both a studio above the garage and a bespoke insulated

garden room offer versatile work-from-home or entertaining spaces, and the barn is serviced by mains gas central heating, mains drainage and hardwood double glazed windows.

Originally built in 2008 in a traditional barn conversion style, The Tanyard is an attractive collection of exclusive homes situated on a private lane in the rural community of Hammerwich. The village itself home to a village bowling green, cricket club, community centre and Church and the

surrounding area offers many rural walks and is ideal for those looking to enjoy the outdoors from their own doorstep. Lichfield is 3 miles away and offers an excellent range of facilities and there is a nearby primary school which feeds into Erasmus Darwin Academy. Well placed for commuter routes, the location has easy access to the A38, A50 and M6 Toll, rail stations within Lichfield provide direct links to Birmingham and London (in 80 mins) and Birmingham International airport is around a 30 minute drive away.





- Bespoke Contemporary Barn
- Exclusive Courtyard Setting
- Wealth of Character & Recently Refurbished
- Bespoke Fully Insulated Garden Room
- Studio over Garage - WFH Potential
- Magnificent Lounge
- Family Dining Kitchen
- Reception Hall & Cloakroom
- Three Excellent Double Bedrooms
- Guest En Suite & Refitted Luxury Bathroom
- Landscaped Rear Garden with Garden Room
- Foregardens & Parking for Three Vehicles
- Single Garage with Studio Above
- Courtyard with Visitors Parking
- Delightful Village Location
- Well Placed for Local Amenities, Commuter Routes & Rail Travel

A part glazed entrance door leads into the **Reception Hall**, having a window to the front aspect, tiled flooring and oak doors opening into the **Family Dining Kitchen** and **Cloakroom**. A feature brickwork and beamed archway leads into:

**Stunning Lounge** 6.9 x 4.9m (approx. 22'7 x 16'2)  
A magnificent reception room showcasing impressive vaulted ceilings with exposed beams, dual aspect windows and Project herringbone flooring. French doors open out to the rear terrace and gardens, and contemporary oak and glass staircases lead to both the first and lower ground floor bedrooms

**Family Dining Kitchen** 5.4 x 5.2m (approx. 17'10 x 17'0)

Another immaculately presented living space fitted with a hand painted kitchen and formal dining space. The **Kitchen** comprises a range of shaker wall and base units with quartz worksurfaces over and Armac Martin cupboard hardware, housing an inset sink with side drainer, recess housing a Stoves dual fuel range cooker and integrated appliances including dishwasher, fridge freezer and washing machine. Dual aspect windows face the front and rear aspects, a door opens out to the rear gardens from the **Dining Area** and a further door opens into a useful **Pantry** cupboard providing ample storage space and the mains gas boiler

#### **Cloakroom**

Comprising fitted wash basin and WC, with tiled flooring, tiled splash backs and a heated towel rail





From the lounge, an oak and glass staircase leads to the lower ground floor hallway, where doors open into:

**Master Bedroom** 5.0 x 4.7m (approx. 16'6 x 15'4)

A spacious principal bedroom having window to the front and a range of bespoke fitted wardrobes

**Bathroom** 3.0 x 2.8m (approx. 9'10 x 9'1)

A luxurious suite comprises wash basin set to a range of vanity units providing storage, WC, roll top freestanding bathtub and separate double shower, with Porcelanosa tiled flooring, splash backs and a heated towel rail

**Bedroom Two** 4.7 x 3.8m (approx. 15'4 x 12'5)

A second double room having a window to the front and a range of bespoke fitted wardrobes including a central study area with foldaway cupboards and a pull out desk

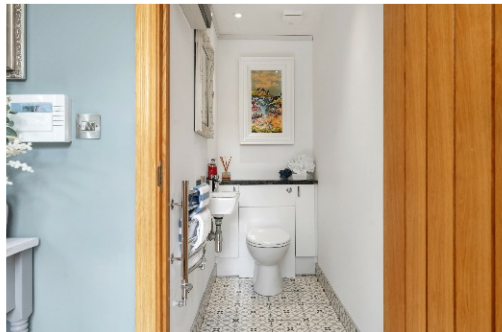
An oak and glass galleried staircase rises to the first floor accommodation overlooking the impressive lounge below, having a door opening into:

**Bedroom Three** 4.7 x 3.6m (approx. 15'6 x 11'9)

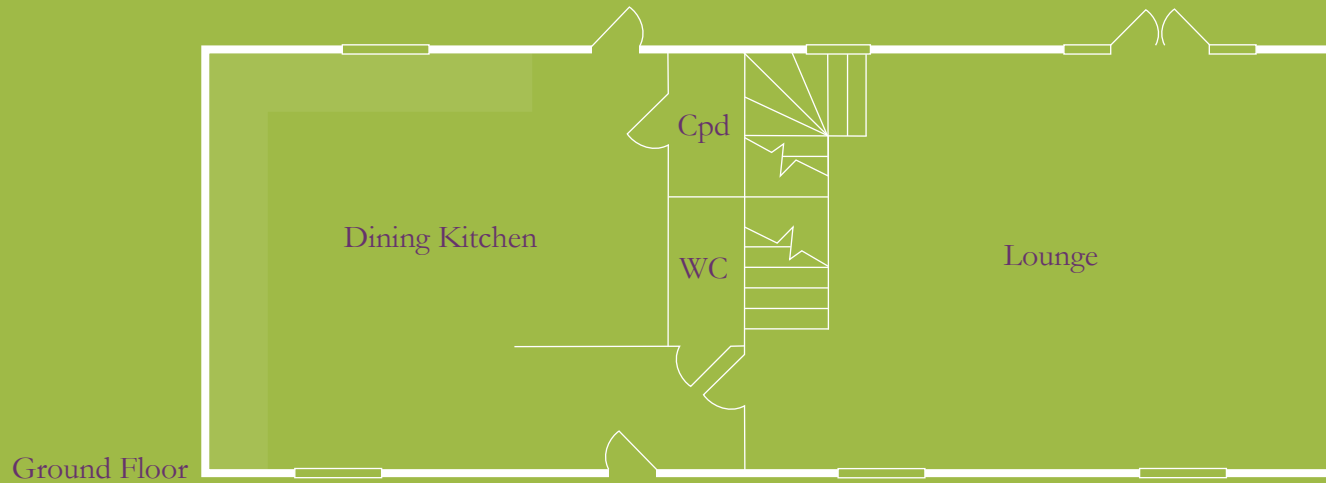
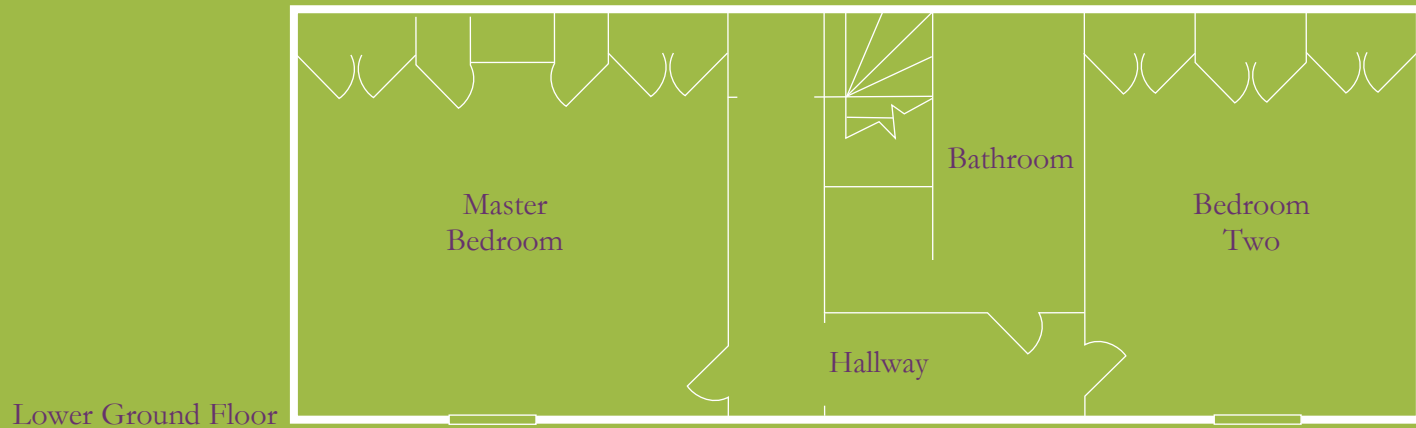
An ideal guest suite, having skylights to the front aspect and private use of:

**En Suite** 2.4 x 1.6m (approx. 7'9 x 5'2)

Fitted with wash basin set to vanity unit, WC and shower, with tiled flooring and tiled walls







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### Outside

The private courtyard of The Tanyard resides towards the rural outskirts of the village, being accessed via Mill Lane. A sweeping gravel driveway shared between the handful of properties leads to a central courtyard where there is visitors' parking and access into the garage. To the front of the barn there are immaculately tended gardens and the block paved driveway provides parking for two vehicles, with a third parking space to the fore of the garage. A private walkway to the side gives access into the rear garden

### Single Garage 5.6 x 3.5m (approx. 18'4 x 11'5)

With power, lighting and an electric entrance door to the front. From the garage, stairs rise to a versatile **Studio** above, being an ideal home office or recreational room

### Landscaped Rear Garden

Having been beautifully designed, the rear garden enjoys an excellent degree of privacy and is laid to shaped lawns, a combination of porcelain and flagstone paving and raised, neatly stocked flower beds. There is exterior lighting, water and power, and a composite decking border provides a step up into the:

### Garden Room 4.65 x 3.16m (approx. 15'3 x 10'4)

A fabulous entertaining space having been finished to an exceptional specification, providing an additional reception room or home office. The room is fitted with hardwired Wifi and an air conditioning unit (warming and cooling), with fitted wall and base units having granite work surfaces over housing a wine fridge. This fully insulated room has bifold doors opening into the gardens, full height windows and both spotlights and feature LED lighting

**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.