



Ger-y-Nant, Haunton Road, Harlaston, B79 9HS



Enjoying a tranquil setting in the rural village of Harlaston is Ger-y-Nant, a well presented detached bungalow benefitting from generously extended interiors, three double bedrooms plus study, and an established garden plot overlooking picturesque countryside views. Having been upgraded and extended to create versatile accommodation ideal to suit withers downsizers, a family or those requiring single storey living, with the master en suite bedroom offering potential for self-contained ancillary living. The interiors comprise briefly reception hall, remodelled open plan living and dining kitchen, utility room, stunning lounge, conservatory and

cloakroom, with three double bedrooms and a study/fourth bedroom serviced by a master en suite bathroom and family shower room. Outside, the generous and established gardens enjoy privacy to all sides and offer plenty of space to appreciate the peaceful location and idyllic countryside views, and there is parking and access into the double garage beyond a generous mature frontage. Ger-y-Nant is serviced by oil central heating and full double glazing.

Ger-y-Nant lies on the edge of the tranquil village of Harlaston, a popular Staffordshire village home to an active community and an

attractive main street lined with historic homes. The idyllic village offers amenities including a Church, children's playground, a post office/village store and the White Lion pub, with further amenities available in the nearby market town of Tamworth and Cathedral City of Lichfield. The location allows for good access to both the A38 and M42 giving swift onward travel to the commercial centres of Birmingham, Solihull, Coventry, Nottingham, Leicester and Derby, and the International Airports of Birmingham and East Midlands are both within a comfortable commute. Regional and national rail travel is available from both Tamworth

and Lichfield where swift links to Birmingham and London (in 80 mins) can be found. The property lies within catchment for the Howard Primary school in Elford and there are a prestigious range of independent schools in the area including Twycross House, Lichfield Cathedral School, Repton and Foremarke Preparatory.



- Detached Bungalow in Popular Village
- Tranquil Setting with Stunning Views
- Generously Extended & Remodelled
- Spacious Lounge & Conservatory
- Open Plan Kitchen with Dining & Sitting Rooms
- Reception Hall, Utility & Cloakroom
- Three Double Bedrooms
- Study/Dressing Room
- En Suite Bathroom & Shower Room
- Established Formal Gardens
- Secluded Courtyard & Further Vegetable Plot
- Double Garage & Parking
- Well Placed for Local Amenities & Commuter Routes





**Reception Hall** 3.41 x 2.29m (approx. 11'2 x 7'6)  
Having fitted cloakroom storage cupboard, doors to the **Cloakroom** and **Lounge** and double doors into:

#### **Open Plan Living & Dining Kitchen**

A stunning space having been remodelled to create desirable open plan living. The **Kitchen** 3.66 x 3.3m (approx. 12'0 x 10'10) is fitted with a range of cream wall and base units having wood effect worksurfaces over, housing an inset sink with side drainer and integral appliances including dishwasher, fridge and freezer. An island unit provides additional workspace, storage and a breakfast bar, there is space for a range cooker and the kitchen has tiled flooring and a window facing the front. The kitchen leads into the **Dining Area** 3.43 x 2.7m (approx. 11'3 x 8'10), having a skylight providing plenty of natural light, and an opening leads into the **Sitting Room** 3.6 x 2.97m (approx. 11'10 x 9'9), where recently replaced sliding doors open into the:

**Conservatory** 3.47 x 2.03m (approx. 11'4 x 6'7)  
With tiled flooring, windows overlooking and doors out to a secluded courtyard to the side of the property

#### **Utility**

Fitted with cream full height and base units housing sink with side drainer and space for a washing machine and fridge freezer, having a door to the garage, door to the gardens, tiled floor and tiling to splash backs

From the **Sitting Room**, a door opens into the **Inner Hall**, leading into the **Study/Dressing Room**, **Master Bedroom** and into:

**Lounge** 6.78 x 5.75, 4.09m (approx. 22'3 x 18'10, 13'4)

A generously proportioned reception room having a gas fireplace, a window to the rear and French doors opening out to the gardens. This room enjoys a beautiful outlook over the gardens and countryside beyond

#### **Cloakroom**

Comprising a modern suite fitted with wash basin set to vanity unit and low level WC, with tiled flooring and splash backs and an obscured window





Doors from the **Inner Hall** lead into:

**Master Bedroom** 4.22 x 3.37m (approx. 13'9 x 11'0)  
A spacious principal bedroom having window to the rear enjoying pleasant views, a range of mirror fronted fitted wardrobes and private use of:

**En Suite Bathroom** 2.92 x 1.78m (approx. 9'7 x 5'10)  
Fitted with a modern suite comprising pedestal wash basin, low level WC, double ended bathtub and corner shower cubicle, with tiled flooring, half tiling to walls, an obscured window to the front and a chrome heated towel rail

**Study/Bedroom Four** 3.14 x 2.06m (approx. 10'3 x 6'9)  
Ideal as a home office, dressing room or single bedroom, having window to the rear with countryside views. along with the principal en suite bedroom, this part of the property could ideally be utilised for multi-generational/ancillary living

Leading from the **Reception Hall**, the hallway has a loft access point, fitted airing cupboard and doors opening into a further two bedrooms:

**Bedroom Two** 4.09 x 3.63m (approx. 13'5 x 11'10)  
Another spacious double room having window to the rear with views and fitted wardrobes

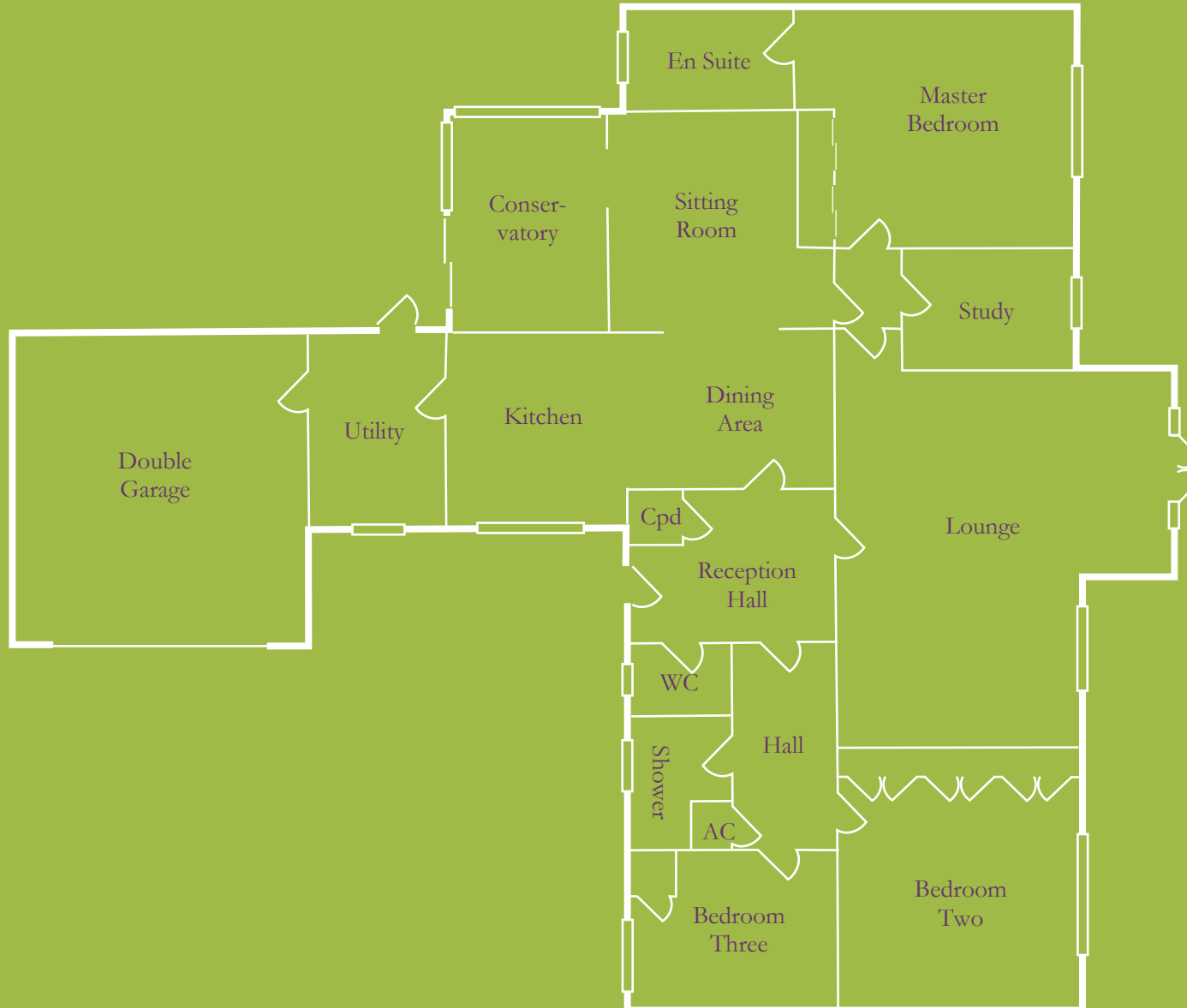
**Bedroom Three** 3.51 x 2.57m (approx. 11'6 x 8'5)  
Having a window to the front and a range of fitted bedroom furniture including wardrobes and overhead storage

**Shower Room** 2.49 x 2.09m (approx. 8'1 x 6'10)  
Comprising pedestal wash basin, WC, bidet and shower, with tiled walls and a window to the front









### Outside

Ger-y-Nant is set beyond a generous frontage, having a tarmac driveway shared with one other property leads to parking for three vehicles as well as access into the **Double Garage**. The drive leads into the front gardens, housing a timber garden shed, greenhouse and an area ideal for use as a vegetable garden. A brick archway leads into a courtyard to the side offering a secluded walled seating area, and access into the rear gardens

**Double Garage** 5.19 x 4.88m (approx. 17'0 x 16'0)

Having an electric up and over door to the front aspect, power and lighting

### Gardens

Beautifully tended gardens extend to the rear, being laid to shaped lawns, well stocked borders and a paved. A real feature of this individual detached home are the tranquil location and idyllic aspect the property enjoys, having panoramic views across open countryside to the rear. To the side of the property is a useful brick **Outbuilding** 4.36 x 1.82m (approx. 14'3 x 5'11) ideal for storage of bicycles and garden equipment

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

**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 2014 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.