



**Holly Cottage**, Main Road, Harlaston, B79 9JX



Residing within the charming Mease Valley village of Harlaston is Holly Cottage, a traditional detached Victorian home offering versatile and well proportioned reception rooms, four good sized bedrooms and a superb self contained one bedroom annexe. Formerly two semi detached properties, Holly Cottage has been converted by the existing vendors into a spacious and well proportioned detached property, with the added flexibility of the annexe accommodation 'Wisteria Lodge'. Showcasing impressive tall ceilings throughout, traditional features including exposed brickwork and original doors have been thoughtfully retained, and this 1880s Victorian home is set within a mature 0.17 acre garden plot including a workshop/garage to the rear.

The interiors mirror each side of the property, with the porch leading into a reception hall where the stairs rises to the first floor

accommodation. There is a triple aspect L shaped lounge, a study/dining room, farmhouse dining kitchen utility and cloakroom also to the ground floor, with a second staircase accessed via the inner hall. To the first floor there are four well proportioned bedrooms, a bathroom and a shower room, with a door between bedrooms three and four giving access to both sides of the property.

Outside, there is parking to either side of the property as well as dual sided gated access into the rear gardens, where vehicular access could be reinstated to the detached garage/workshop. In addition to the main property is the versatile Wisteria Lodge, a fabulous annexe set to the rear of the property offering open plan accommodation, a kitchenette and a shower room. Wisteria Lodge offers a versatile space idea as an annexe a dependant relative, as the base for a home-run business or as an Air BnB style rental.

The property lies in the heart of Harlaston, a peaceful and desirable village set in the attractive Mease Valley. This popular Staffordshire village is home to an active community and an attractive main street lined with historic homes, and offers amenities including a Church, children's playground and the White Lion pub, with further amenities available in the nearby market town of Tamworth and Cathedral City of Lichfield. Many countryside walks and public footpaths can also be enjoyed direct from the doorstep.

The location allows for good access to both the A38 and M42 giving swift onward travel to commercial centres including Birmingham, Solihull, Coventry and Nottingham, 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 Victorian Village
- Desirable Mease Valley Setting
- Annexe/Air BnB/WFH Potential
- Two Spacious Reception Rooms
- Dining Kitchen, Utility & Cloakroom
- Reception Hall & Inner Hall
- Four Good Sized Bedrooms
- Bathroom & Shower Room
- Self Contained One Bed Annexe
- Parking to Two Driveways
- Detached Workshop/Garage
- 0.17 Acre Mature Gardens
- Double Glazed & Oil Central Heating
- Well Placed for Commuter Routes

From the driveway, a glazed porch leads to the front door, which opens in turn into the Reception Hall. Stairs rise to the first floor accommodation with storage below, and a character door opens into:





**L Shaped Lounge** 7.36 x 5.8m (approx. 24'2 x 19'0) – max

A spacious reception room having triple aspect windows, double doors opening out to the rear aspect and feature brickwork. In the cosy sitting area to the front aspect there is an open fireplace, and a door opens from the lounge into:

**Dining Kitchen** 4.4 x 3.53m (approx. 14'1 x 11'7)

A traditional farmhouse style kitchen having a range of solid wood wall and base units housing an inset sink with side drainer and an inglenook housing space for a dual fuel (electric and LPG) range cooker. There are windows facing the rear, a door opens out to the gardens and the kitchen features a wealth of characterful exposed brickwork. Tiled flooring extends into:

**Utility** 1.8 x 1.7m (approx. 5'11 x 5'7)

Having fitted base units housing spaces for a dishwasher and washing machine, with windows to two sides. The oil boiler is also housed in here, and a door opens into:

**Cloakroom**

Having fitted wash basin, WC, a window to the side, tiled flooring and half tiled walls

A door from the **Kitchen** leads into the **Inner Hall**, where stairs rise to the first floor accommodation with useful storage beneath. There is a window to the front and a door leads into:

**Study/Dining Room** 3.66 x 3.62m (approx. 12'0 x 11'10)

A versatile second reception room, having a window to the front and a period fireplace with slate hearth and tiled inlay







Stairs rise from the **Inner Hall** to the first **Landing**, where there is a window to the front aspect and doors open into:

**Master Bedroom** 3.53 x 3.24m (approx. 11'6 x 10'7)  
A spacious double room having a window to the rear enjoying pleasant garden views

**Bathroom** 2.85 x 2.76m (approx. 9'4 x 9'0)  
Comprising pedestal wash basin, WC and bathtub with shower over, with tiled splash backs, fitted storage and a window to the side

**Bedroom Three** 3.65 x 3.65 (approx. 11'11 x 11'11)  
With a window to the front aspect and a period fireplace with quarry tiled hearth. A door opens into the fourth bedroom, connecting the two sides of



the property:

**Bedroom Four** 3.66 x 2.92m (approx. 12'0 x 9'7)  
Having a window to the front and a range of fitted wardrobes. A door opens into:

**Second Landing**  
With a window to the front, stairs leading down to the **Reception Hall**, and character doors open into:

**Bedroom Two** 3.52 x 3.25m (approx. 11'6 x 10'8)  
Another double room having a window to the rear with garden views

**Shower Room** 2.88 x 2.78m (approx. 9'5 x 9'1)  
Fitted with a modern suite having pedestal wash basin, WC, bidet and double shower, with tiled splash backs and an obscured window to the side





### **'Wisteria Lodge' Annexe**

Positioned to the rear of Holly Cottage is this superb self contained annexe, being ideal accommodation for a dependent relative, as the base for a home office or to provide income as an Air BnB style rental. A door opens to the front aspect into:

#### **Open Plan Living & Bedroom Space** 5.32 x 4.44m (approx. 17'5 x 14'7)

A versatile space having windows to three sides, double doors opening out to a terrace and an electric storage heater. There is a kitchenette to one side having base units and an inset sink, and a character door opens into:

#### **Shower Room** 2.1 x 1.04m (approx. 6'10 x 3'5)

Comprising a modern suite having pedestal wash basin, WC and shower, with tiled splash backs and a window to the rear



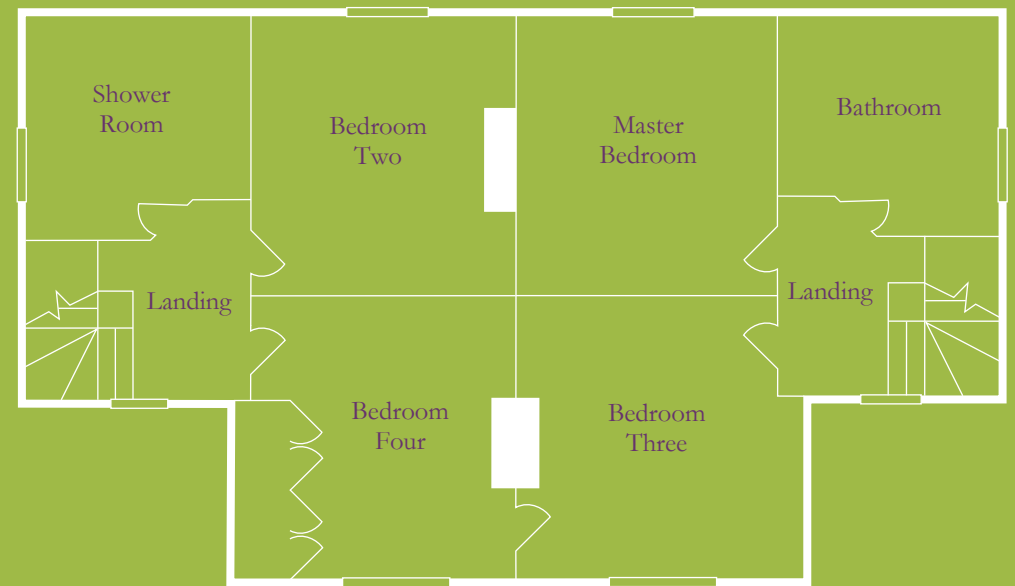








'Wisteria Lodge'





## Outside

Holly Cottage is set in the heart of the village, having a pleasant view towards the church from one side. there is parking to two driveways to either side of the property, and a gravel drive to the side aspect (shared with one additional property) gives access to the rear garden. There is a second access of the driveway to the side also leads into the rear garden

## Rear Garden

Extending to just shy of 0.2 of an acre, the rear garden is laid to a paved terrace and shaped lawns, bordered with a variety of mature shrubs, trees and foliage, including a mature Queen Charlotte apple tree. There is a garden pond to one side and the shed and greenhouse are included in the sale. The oil tank is positioned to the rear of the shed at the top of the garden

## Garage/Workshop 5.52 x 3.54 (approx. 18'1 x 11'7)

Positioned to the end of the garden, the garage is ideal as a workshop, or parking could be reinstated as a garage using the vehicular access to the side of Holly Cottage

**Please Note:** the property was formerly two properties (Holly Cottage and Rose Cottage) and remain on two separate titles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	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 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.