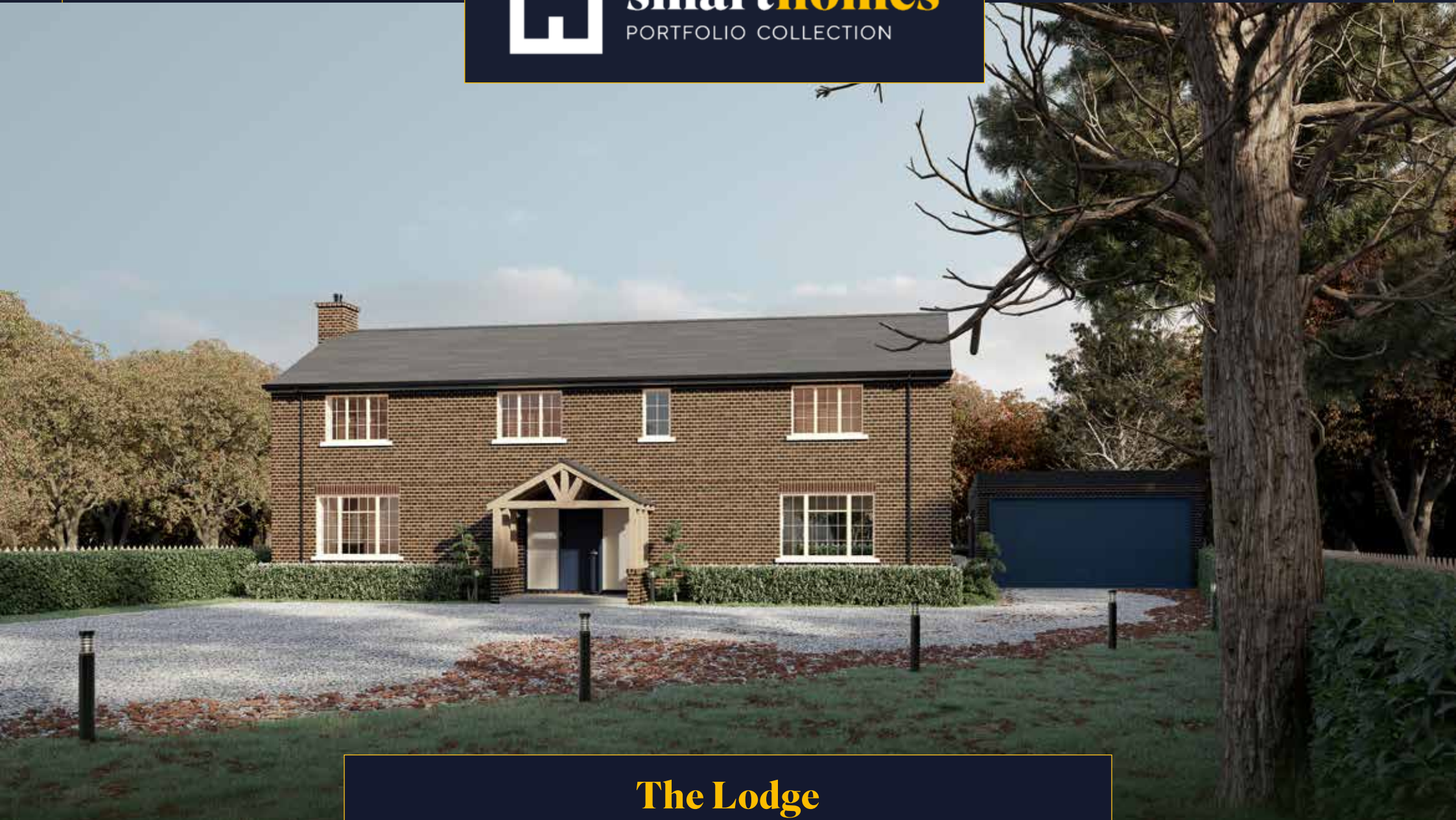




smarthomes
PORTFOLIO COLLECTION



The Lodge
Poolhead Lane, Tanworth-in-Arden

**“A thoughtfully refurbished and extended
energy efficient four bedroom farmhouse set
in the sought after village of
Tanworth In Arden”**



The Lodge represents a contemporary interpretation of a traditional country style farmhouse. Every facet of its design has been carefully considered and its refurbishment and extension has been executed to the highest standards with meticulous attention to detail and an unrivalled passion for quality.

The Lodge seeks to mix contemporary design features with traditional beauty to create a unique contrast of styles. The subtle contemporary design touches seek to modernise the look and feel of the property whilst remaining sensitive to its original farmhouse character. The palette of materials and finishes have been carefully chosen to complement and improve it whilst still providing a homely and traditional feel.

With a focus on sustainability, The Lodge has been cleverly enhanced to achieve 21st century living by seamlessly integrating modern features and technologies. Upgraded insulation, underfloor heating, an air source heat pump, a sewage treatment plant and solar panels with battery storage combine to deliver a low carbon footprint as well as significantly reduced running costs.

Situated on Poolhead Lane in the sought after village of Tanworth in Arden, The Lodge is set back behind mature trees and hedges and enjoys uninterrupted views of the countryside, whilst benefiting from easy access to major transport networks.





It's all about the details...

...attention to detail is paramount in every aspect of The Lodge. Collaborating with an award winning architect and a professional interior designer, meticulous thought has gone into every facet of this remarkable home. Its impeccable refurbishment and extension to the highest standards reflect a commitment to quality that truly sets this property apart.

Accessed via automatic gates the substantial driveway enjoys ample parking, landscaped garden areas and an exceptional 2.5 car garage. Surrounded by farmland, the easily maintained private rear garden has a large patio area for entertaining as well as uninterrupted views of the rolling countryside.

The traditional feel of the front of the house is brimming with cottage style character. From the coloured Georgian bar windows and stone sills to the stunning timber canopy, it perfectly embodies the essence of the property. The rear intentionally adopts a more contemporary aesthetic, featuring large openings and a single storey extension with large flat rooflights.

Inside, The Lodge encompasses 2,500 sqft of living space that seamlessly merges tradition and modernity across 2 floors. It comprises four bedrooms, three bathrooms, two reception rooms, a convenient downstairs WC, a plant room, a utility and an impressive kitchen diner.

The traditional meets contemporary design theme permeates the interior. Timber clad walls in the hall, landing and stairs exude a timeless charm, while the ornate coving gracing the main rooms

embraces the essence of tradition. Contemporary touches, such as the Crittle glass door leading to the kitchen and modern fixtures and fittings, combined with smart technology, infuse the property with a 21st century allure.

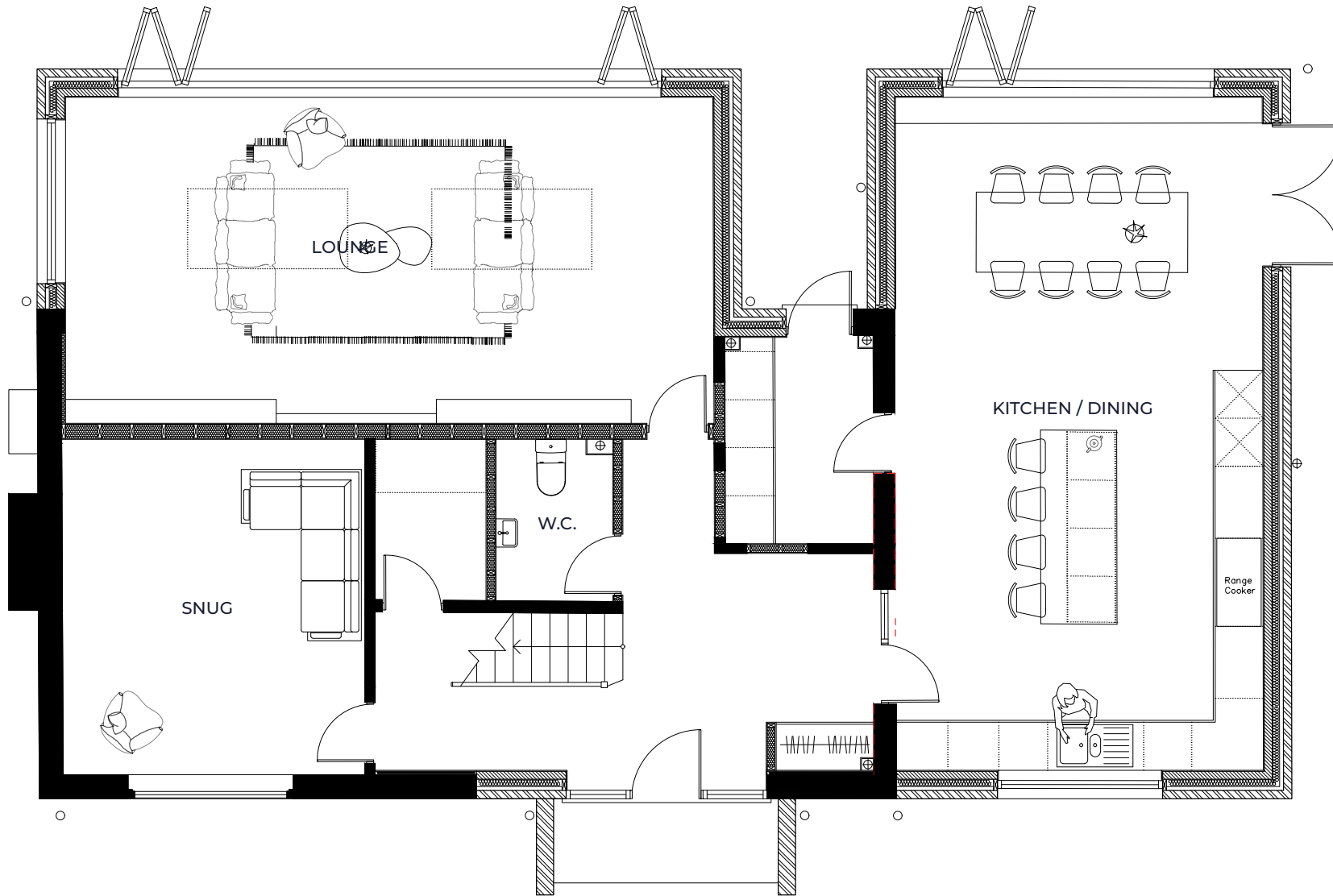
The standout feature of this house is the custom designed kitchen diner, adorned with traditional style shaker doors with a contrasting colour to the island. High end integrated appliances, including a Range style oven, unique chimney, separate fridge and freezer, dishwasher, and a Quooker instant boil tap, add a touch of contemporary style.

A separate utility room accommodates the washing machine and tumble dryer as well as a useful larder area. The central plant room houses the hot water storage tank and the underfloor heating manifold. And a separate electric cupboard houses the fuseboard, battery storage for the solar panels as well as the BT Hub.

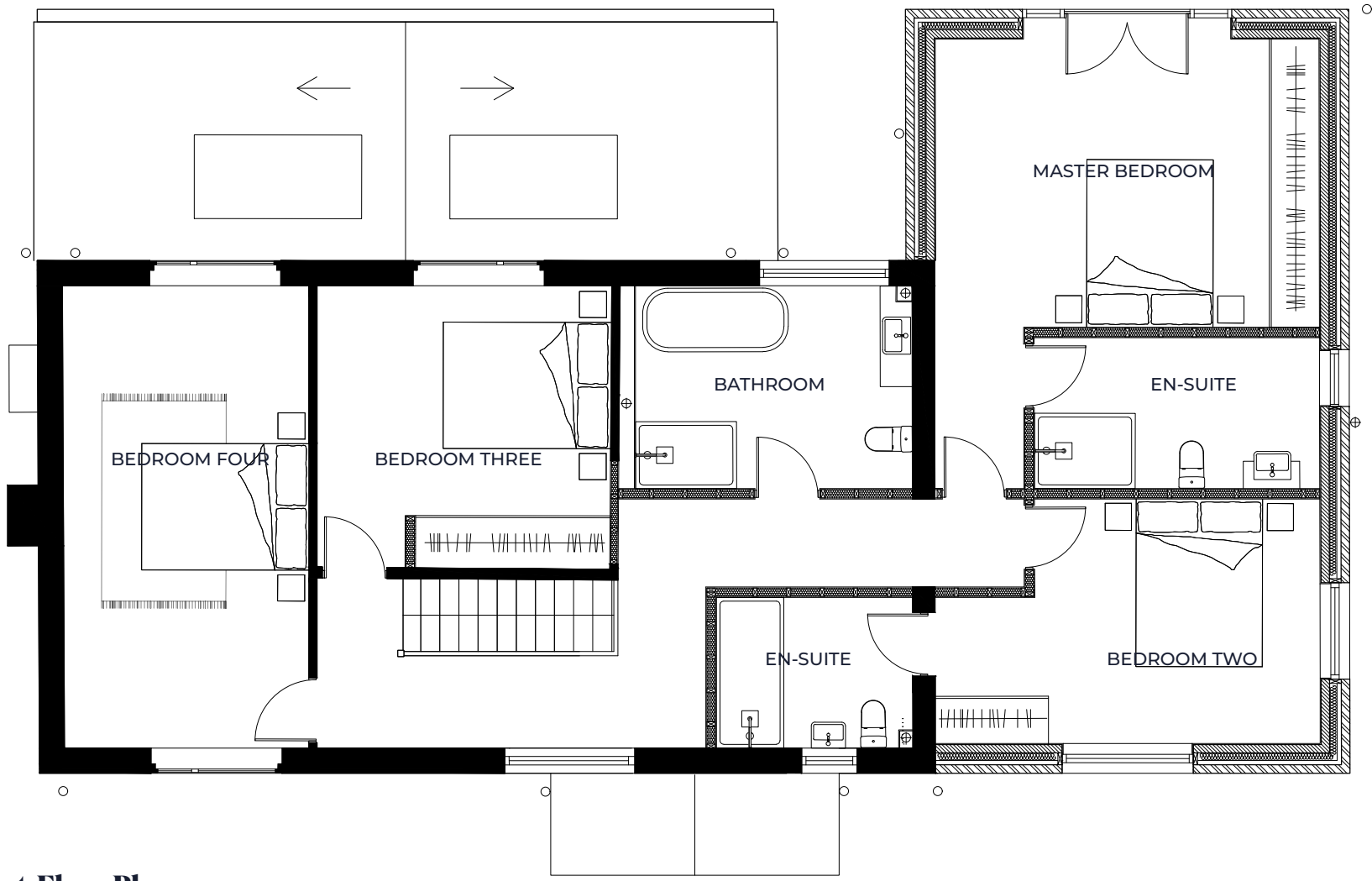
In the lounge the curtains concealed behind traditional coving reveal full length sliding doors that frame stunning views across the farmland, whilst the shelving and media wall bring that contemporary feel to the room.

All four Bedrooms are generously sized, with 2 enjoying ensuite bathrooms adorned with designer fittings and sanitaryware. The family bathroom features a free standing bath, a separate spacious shower, and designer furniture, exemplifying this exceptional home's blend of tradition and modernity.





Ground Floor Plan



First Floor Plan

Location

The Lodge boasts an exceptional location on the prestigious Poolhead Lane located between Tanworth In Arden and Earlswood.

Tanworth In Arden is a sought after village surround by the beautiful countryside of Warwickshire, yet is only a short distance from Birmingham, Solihull and Stratford Upon Avon. It boasts a small village atmosphere with a Post Office, Convenience Store, a couple of pubs and the prestigious Ladbrook Park Golf Club.

Earlswood is equally as stunning with greenery, lakes, countryside walks and is home to Fulford Heath Golf Club as well as a range of amenities.

Excellent transportation links mean that access to Birmingham City Centre (13 miles) or Solihull (8 miles) is really easy, and travelling further afield is easy as Junction 3A of the M42 is within 3 miles. Additionally there are excellent railway links with Earlswood – The Lakes and Wood End Train Station all within a mile or so.

EPC RATING B

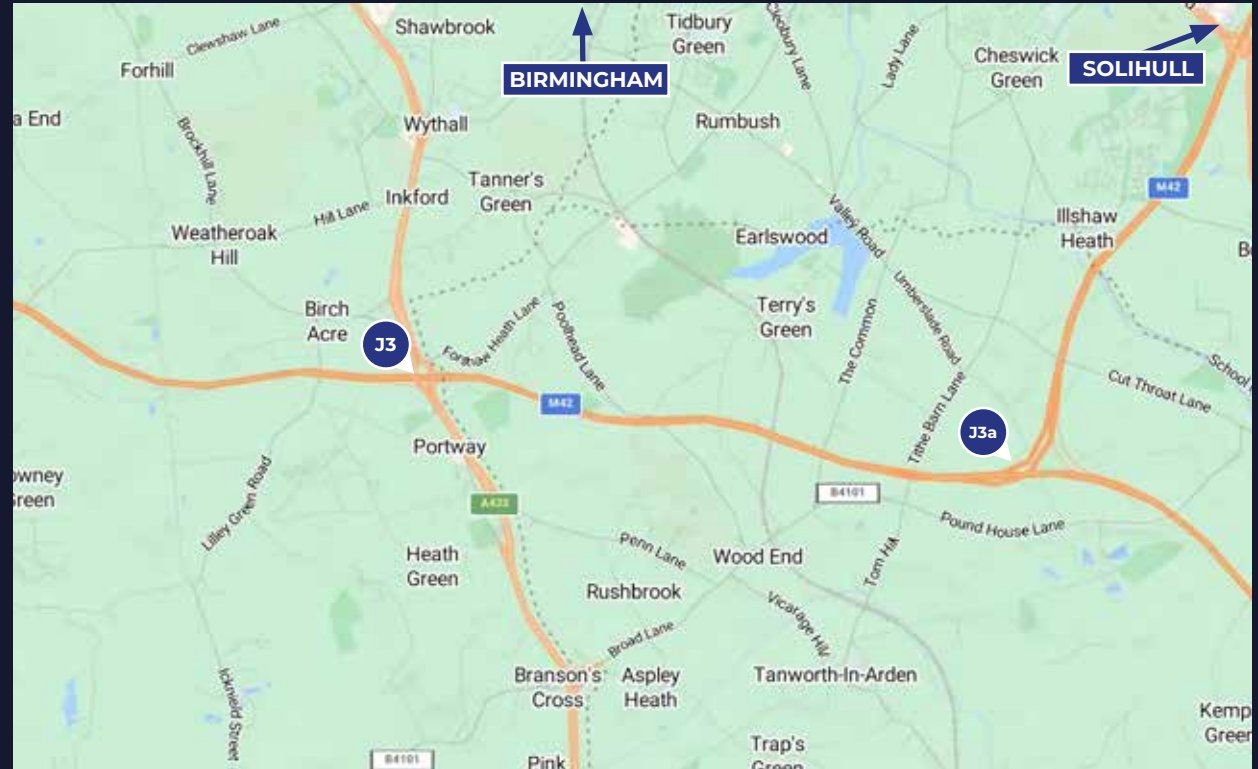
General Information

Agents Note

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to smarthomes Portfolio Collection and under no circumstances are to be reproduced by a third party without prior permission.

PROPERTY MISDESCRIPTIONS ACT:

Smarthomes have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.



Anti Money Laundering (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, smarthomes Portfolio Collection as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.

Contact Us

316 Stratford Road
Shirley
Solihull
B90 3DN

Tel: 0121 824 5133

portfolio@smart-homes.co.uk

www.portfolio-collection.smart-homes.co.uk