



**EARLES**  
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**The Hunting Lodge,  
Vicarage Hill, Tanworth-in-Arden, Warwickshire, B94 5AN**

**£745,000**

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*Nestled in the heart of the picturesque village of Tanworth-in-Arden, this exquisite 16th-century timber-framed cottage is a true gem. Steeped in history, the cottage once served as the village's old Hunting Lodge, making it one of the oldest and most storied properties in the area. Spanning an enviable plot of just under a half on an acre, this charming home offers a unique blend of historical significance and modern comfort.*

*For over 50 years, this cottage has been a beloved family home, filled with joyous memories and cherished traditions. The current owner's mother, an avid cook and gardener, spent countless hours cultivating the south-facing garden, which is now a botanical delight, featuring stunning flower borders, a beautiful pond, and a sizable vegetable garden that supplied fresh ingredients for her culinary creations. The cottage was often filled with the aroma of her delicious meals, especially during the wonderful dinner parties she and her husband hosted, with the majestic inglenook fireplace serving as the centrepiece, casting a warm glow over gatherings of friends and family. The current owner's father, an avid enthusiast of classic cars, found endless joy in the huge double garage that serves as a superb workshop for car enthusiasts. This space provided the perfect setting for him to tinker with his beloved collection, a hobby that brought him immense satisfaction.*



This property offers immense potential to become the home of your dreams, with numerous opportunities for customisation and modernisation while retaining its historic charm. The large kitchen, with its iconic Aga at the heart, could be reconfigured to incorporate a central island unit, creating a central hub for preparation and socialising. You could consider adding a farmhouse sink and vintage-inspired fixtures to complement the history of the property. The neighbouring snug, affectionately known by the family as the playroom, is perfect for families with smaller children or as a cosy retreat during winter. Its proximity to the kitchen allows it to seamlessly become an extended part of the heart of the home. The addition of distressed-style oak floors throughout the ground floor perhaps, would enhance the cottage's character, blending rustic charm with contemporary elegance.

The beams and fireplace in the large dining room are truly glorious features. The dining space allows for hosting up to fourteen diners in comfort. The dining room leads into a bright and airy lounge, which boasts another open fire that could be further emphasised as a focal point. The old lead-framed window in the lounge is a pretty feature that adds to the room's charm and historical significance.

Upstairs, the master bedroom retains its original floorboards, which could be easily uncovered and restored to showcase their natural beauty. This spacious room can comfortably accommodate an emperor-size bed with ample space for chests of drawers either side. Perhaps consider adding a reading nook or a small seating area. The built-in cupboards, whilst ample and functional, would benefit from updating to something more in line with the cottage's aesthetic, such as old latch-style doors for a more authentic feel.

One of the most exciting aspects of this property is the flexibility of the upstairs layout. All the walls dividing the other three bedrooms and the bathroom are stud walls, meaning they can be reconfigured to your preferences easily and with minimal cost. This offers you the opportunity to tailor the layout to suit your needs, whether it's creating larger bedrooms, additional bathrooms, or even a home office space. This Grade II listed cottage in Tanworth-in-Arden offers a wonderful opportunity. With careful planning and thoughtful improvements, this historic property can be transformed into a beautiful and comfortable home. By blending modern amenities with the cottage's unique character, you can create a personal haven that reflects your style and meets your needs. Additionally, there is notable potential (subject to planning consent being granted) for additional development on the extensive garden area. This provides a unique opportunity to expand the property further or create separate dwellings, adding to its overall value.

A most attractive part-timbered detached cottage with a clay tiled roof over. The property is set back from the road behind a high privet hedge and to the left, there is a tarmac driveway, which provides ample parking for at least five cars and gives access to the double garage. There is a paved pathway across the front of the dwelling house, as well as a separate pathway from the lane via a picket gate, which leads to the front door that opens into:

#### Enclosed Porch

With bench seat to the side with storage cupboards under, sliding doors to shelved storage cupboard, and quarry tiled floor. Door into:

#### Dining Room

16'8" x 12'5" (max) (5.10m x 3.80m (max))

With exposed timbers to the ceiling and walls, windows to the front and rear, staircase rising to the first floor, door leading to the breakfast kitchen, and deep Inglenook fireplace with quarry tiled hearth, stone surround and smoke canopy over. Door into:

#### Living Room

16'8" x 13'9" (5.10m x 4.20m)

With exposed timbers to the ceiling, windows to the front and rear, and feature brick fireplace with open grate and quarry tiled hearth.

#### Breakfast Kitchen

18'4" x 13'9" (5.60m x 4.20m)

With exposed timbers to the ceiling, windows to the side and rear, door leading to the family room/study, fitted kitchen with a range of wall, drawer and base units with roll edged laminate work surfaces over, inset single drainer stainless steel sink with central draining board and swing mixer tap over, red gas-fired "AGA" cooker, inset 4-ring "Creda" ceramic hob with "Creda" charcoal extractor fan over, tiling to splashback areas, cupboard housing the oil-fired "Worcester Danesmoor 15/19" central heating and hot water boiler with programmer clock, and ceramic tiled floor. Door into:

#### Rear Lobby

With window to the side, door leading to the garden, built-in pantry cupboard, and ceramic tiled floor.

#### Family Room/Study

9'2" x 8'10" (2.80m x 2.70m)

With exposed timbers to the ceiling and walls, window to the front, fitted shelving to one wall, built-in corner TV unit, and oak floor.

#### Downstairs Shower Room

8'6" x 6'6" (2.60m x 2.00m)

With window to the front, 3-piece suite comprising; shower cubicle with "Triton T80" electric shower over, low level WC, pedestal wash hand basin, tiling to splashback areas, and oak floor.

#### First Floor Landing

With hatch giving access to the roof space, and exposed timbers to the ceiling and walls.

#### Bedroom One

17'0" x 12'9" (max) (5.20m x 3.90m (max))

With exposed timbers to the ceiling and walls, windows to the front and rear, and built-in wardrobes with hanging rail and shelving.

#### Bedroom Two

12'9" x 9'6" (measured at 3'3" above carpet level) (3.90m x 2.90m (measured at 1.00m above carpet level))

With exposed timbers to the ceiling, windows to the front and side, and built-in wardrobe.

#### Bedroom Three

12'9" x 7'10" (measured at 3'3" above carpet level) (3.90m x 2.40m (measured at 1.00m above carpet level))

With window to the rear, built-in wardrobe with hanging rail and shelving, and cupboard housing the insulated copper hot water cylinder with immersion heater.

#### Bedroom Four

9'2" x 8'2" (2.80m x 2.50m)

With exposed timbers to the ceiling and walls, window to the rear, and built-in wardrobe with shelving.

#### Family Bathroom

8'2" x 5'2" (2.50m x 1.60m)

With exposed timbers to the ceiling and walls, window to the front, 3-piece suite comprising; panelled bath, low level WC, pedestal wash hand basin, and tiling to splashback areas.

#### Garden

Across the rear of the property, there is a substantial York-style stone paved sun terrace with a couple of shallow steps that lead to the extensive lawned area housing a range of fine specimen (including magnolia and willow) trees as well as an ornamental pond, which is surrounded by decking. A cedar wood lean-to (currently being used as a greenhouse) backs onto the detached double garage building and a secondary oil tank appears to link to the tank within the garage. To the side of this building, there is small garden shed of timber construction with a pitched felt roof over. At the far end of the garden, there is a paved base (being the site of a former summerhouse), together with some raised vegetable beds and a further old garden shed of timber construction with a pitched felt roof over.

#### Detached Double Garage Building

##### • Workshop/Utility

19'4" x 7'10" (5.90m x 2.40m)

With hatch giving access to the roof space, strip light to the ceiling, window to the side, inset single drainer stainless steel sink, and space and plumbing for a washing machine. Door into:

##### • Double Garage

19'4" x 17'4" (5.90m x 5.30m)

With strip lights to the ceiling, electrically operated roller door to the front, and concrete floor. To the rear of the garage, there is a polyurethane oil storage tank.

#### About Tanworth-in-Arden

Tanworth-in-Arden itself is a quintessentially English village, renowned for its serene ambiance and breathtaking scenery. The village boasts a rich history, with landmarks like the 14th-century parish church of St. Mary Magdalene and a close connection to the famous musician Nick Drake, who is buried in the churchyard. The village green, surrounded by traditional half-timbered houses and charming cottages, adds to the idyllic feel, making Tanworth-in-Arden a perfect retreat from the hustle and bustle of urban life.

#### Education and Connectivity

Education is a cornerstone of this vibrant community, with Tanworth-in-Arden CofE Primary School earning an "Outstanding" rating from Ofsted. The school is renowned for

its high-quality education and nurturing environment, providing a solid foundation for children's academic and personal development. The school's holistic approach ensures that students are well-prepared for future challenges, making it a highly desirable choice for families.

In addition to its historical charm and excellent educational facilities, Tanworth-in-Arden offers superb connectivity. The village enjoys fabulous links to the motorway network, making it easy to access major cities and towns. This strategic location combines the tranquillity of rural living with the convenience of urban accessibility, offering the best of both worlds.

#### General Information

##### Services

All mains services are connected to the property. The heating is via an oil-fired boiler, which is located in the breakfast kitchen.

##### Authorities

National Grid ([www.nationalgrid.co.uk](http://www.nationalgrid.co.uk))  
Severn Trent Water ([www.stwater.co.uk](http://www.stwater.co.uk))  
Stratford-on-Avon District Council ([www.stratford.gov.uk](http://www.stratford.gov.uk))  
Warwickshire County Council ([www.warwickshire.gov.uk](http://www.warwickshire.gov.uk))

##### Tenure and Possession

The property is Freehold and vacant possession will be given upon completion.

##### Rights of Way and Easements

This property is subject to all rights of way and easements that may exist.

##### Plans

Plans are shown for identification purposes (only).

##### Viewing

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

##### Directions

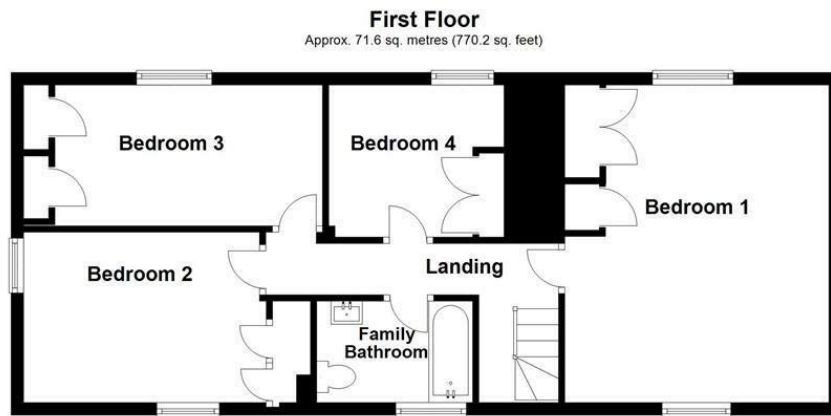
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Total area: approx. 190.2 sq. metres (2047.5 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.

