



Ladbrook Cottage,
Penn Lane, Tanworth-In-Arden, Warwickshire, B94 5HJ
Offers In The Region Of £675,000

Introduction

The bringing to the market of Ladbroke Cottage by public auction (subject to prior sale) presents a lovely opportunity for a new owner to alter, change, develop, and create for themselves a fascinating home within the Ladbroke Hall Estate. The property, which was formerly a Victorian coach house, is situated at the end of a long, private driveway and therefore, is set well back from the public highway in a secluded area of Tanworth-in-Arden. In the following pages, there are some plans prepared by MRT Architects, which show how the internal layout could be altered, if required, into residential annexes for family use or for holiday let purposes. The architects' planning consultant has stated that the alterations being suggested are possible without the need for planning permission from the local authority and the conversion of the single storey outbuildings into an annexe or holiday let unit seem to comply with planning policies contained within Stratford-on-Avon District Council's core strategy policy document. For further advice or assistance on the proposed alteration/redevelopment ideas, please contact MRT Architects (01789 292 383/office@mrtarchitects.co.uk).

The Ladbroke Hall Estate lies within the Parish of Tanworth-in-Arden and is only a short distance from the A435 dual carriageway, which, in turn, gives links to the M5, M40 and M42 motorways. The nearest railway station ("Wood End") offers regular trains to Stratford-upon-Avon, Henley-in-Arden and Birmingham City Centre. Tanworth-in-Arden is a charming village with an active local community and provides such facilities as The Bell (pub and restaurant), highly regarded primary school with nursery, 13th Century parish church, village hall, and golf and tennis clubs.

This property is approached from the driveway through a pair of timber gates onto a paved parking and turning area. A paved pathway leads through the very formal foregardens with box hedged enclosures with specimen topiaried, variegated holly trees. The front door, with matching glazed panel to the side, opens into:

Entrance Hall

20'8" (max) x 11'9" (6.30m (max) x 3.60m)

With curved mahogany tread staircase rising to the first floor and modern quarry tiled flooring. A pair of casement doors open into:

Dining Room

15'1" x 14'5" (4.60m x 4.40m)

With a pair of casement doors leading to the sun terrace and gardens, recess fireplace with inset wood burner, and modern quarry tiled flooring.

Bedroom

11'1" x 9'10" (3.40m x 3.00m)

With part glazed PVC door leading to the sun terrace and gardens. Door into:

En-Suite Bathroom

9'6" x 8'6" (max) (2.90m x 2.60m (max))

With 3-piece suite comprising; panelled bath with glazed screen, central mixer tap,

telephone-style shower attachment and separate "Mira" electric shower over, low level WC, pedestal wash hand basin, extractor fan, tiling to splashback areas, and electric panel heater.

Inner Hallway

9'2" x 3'11" (2.80m x 1.20m)

With modern quarry tiled flooring. Double doors into:

Storage Cupboard

With fitted shelving.

Boiler Area

Housing the "Worcester Bosch" oil-fired central heating and hot water boiler with wall mounted timer clock.

Living Room

19'0" x 15'1" (5.80m x 4.60m)

With door leading to walkway to storage cupboard, wood burner with gas supply and modern quarry tiled flooring.

Inner Hallway

15'5" (max) x 7'2" (4.70m (max) x 2.20m)

With a pair of double doors leading to built-in wardrobes and modern quarry tiled flooring. Door into:

Conservatory

16'4" x 9'2" (5.00m x 2.80m)

With timber casement double glazed windows to three sides, all set above low brick walls.

Kitchen

14'5" x 10'5" (4.40m x 3.20m)

With a range of wall, drawer and base units with wooden work surfaces over, inset double bowl single drainer sink with mixer tap over, and modern quarry tiled flooring.

From the entrance hall, there is a door into:

Bedroom

13'9" x 11'9" (4.20m x 3.60m)

With UPVC double glazed window.

Bedroom

13'1" x 11'9" (4.00m x 3.60m)

With UPVC double glazed window. Door into:

En-Suite Shower Room

13'9" (max) x 3'3" (4.20m (max) x 1.00m)

With 3-piece suite comprising; shower cubicle with glazed door and shower attachment over, low level WC, cantilever wash hand basin, tiling to splashback areas, and chrome ladder-style heater towel rail.

First Floor Central Landing

Door into:

Main Bedroom Suite

• Bedroom Area

11'9" x 10'5" (3.60m x 3.20m)

With UPVC double glazed window.

• Bathroom

11'1" x 10'5" (3.40m x 3.20m)

With cast iron bath, pedestal wash hand basin, extractor fan, electric shaver point, and wall mounted "Dimplex" downdraft heater. Door to:

• Wardrobe Room

6'10" x 6'2" (2.10m x 1.90m)

With a range of built-in wardrobes with hanging rails and shoe racks below.

• Cloakroom

With low level WC.

Bedroom or Family Room

25'3" x 14'1" (7.70m x 4.30m)

With wealth of exposed main roof trusses timbers, UPVC double glazed windows, and feature ornate fireplace.

Dressing Room

14'1" x 11'9" (4.30m x 3.60m)

With double glazed window. Door into:

En-Suite Shower Room

With 3-piece suite comprising; shower cubicle with "Mira" electric shower over, low level WC, pedestal wash hand basin, tiling to splashback areas, and "Dimplex" downdraft heater.

Formal Gardens

Designed in 2000 by Debra Deane.

Outbuildings

A range of single storey outbuilding of brick and tile construction adjoining the property to the East.

Former Tank Room

12'1" x 10'2" (3.70m x 3.10m)

With windows to the front and rear.

Workshop One

19'8" x 12'5" (6.00m x 3.80m)

With exposed roof trusses, purlins and rafters.

Workshop Two

12'1" x 9'2" (3.70m x 2.80m)

With exposed purlins and rafters, window to the rear, and two old feeding troughs. Door into:

Garage

28'10" x 17'0" (8.80m x 5.20m)

With electronically operated roll-up door to the front driveway and concrete floor.

General Information

Services

Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability (or otherwise) of services. That being said, we understand that mains drainage, electricity and water are connected to the property.

Authorities

National Grid (www.nationalgrid.co.uk)

Severn Trent Water (www.stwater.co.uk)

Stratford-on-Avon District Council (www.stratford.gov.uk)

Warwickshire County Council (www.warwickshire.gov.uk)

Tenure and Possession

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

Plans

Plans are shown for identification purposes (only).

Viewing

Strictly by prior appointment with the auctioneers (01564 794 343/01789 330 915). Please call the office (01564 794 343/01789 330 915) to arrange a viewing.

Directions

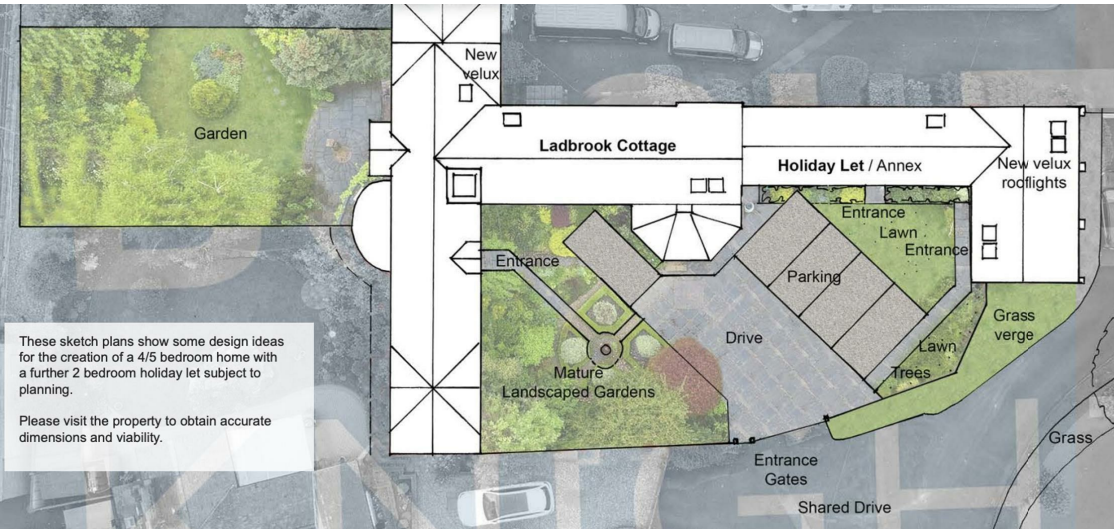
What3words:

///foil.itself.logs (for driveway)

Agent's Note

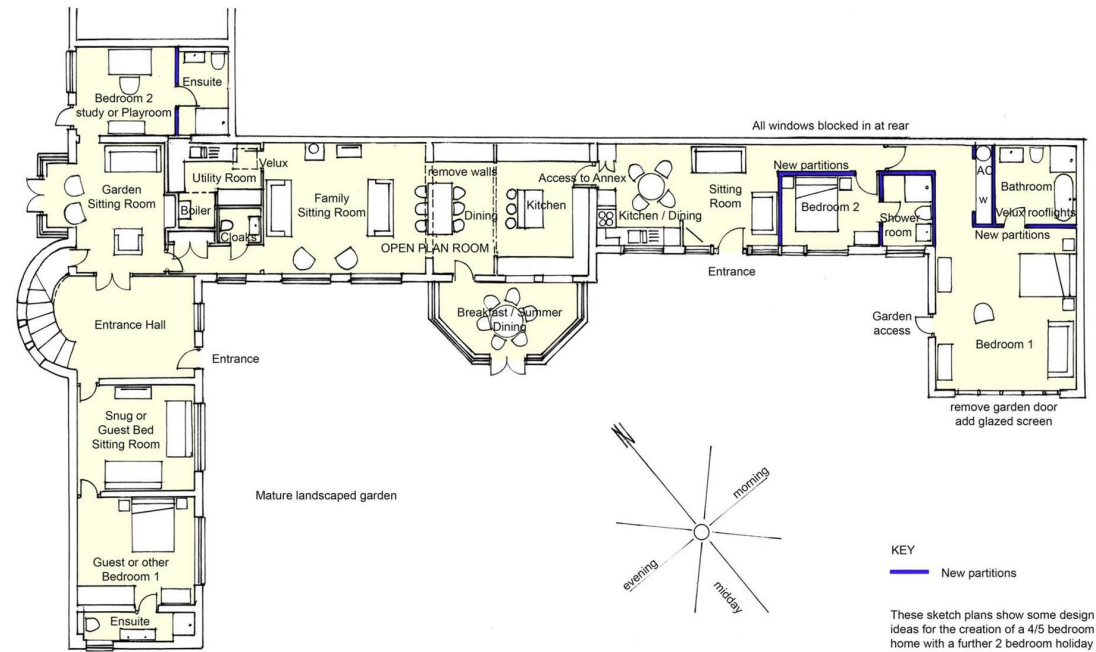
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These sketch plans show some design ideas for the creation of a 4/5 bedroom home with a further 2 bedroom holiday let subject to planning.

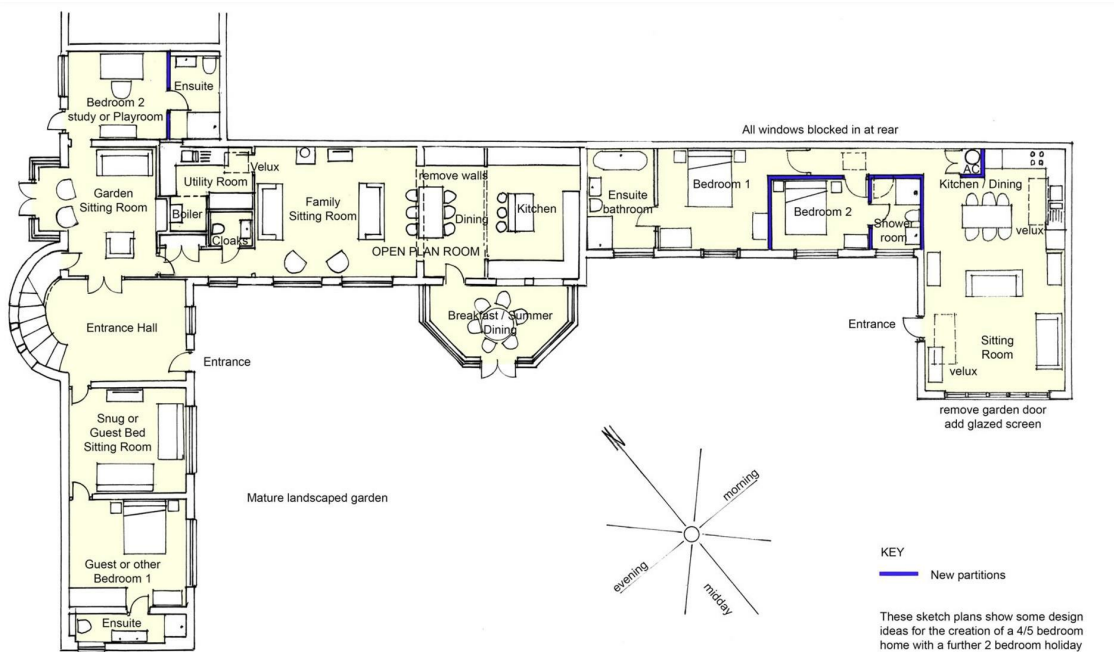
Please visit the property to obtain accurate dimensions and viability.



KEY
 New partitions

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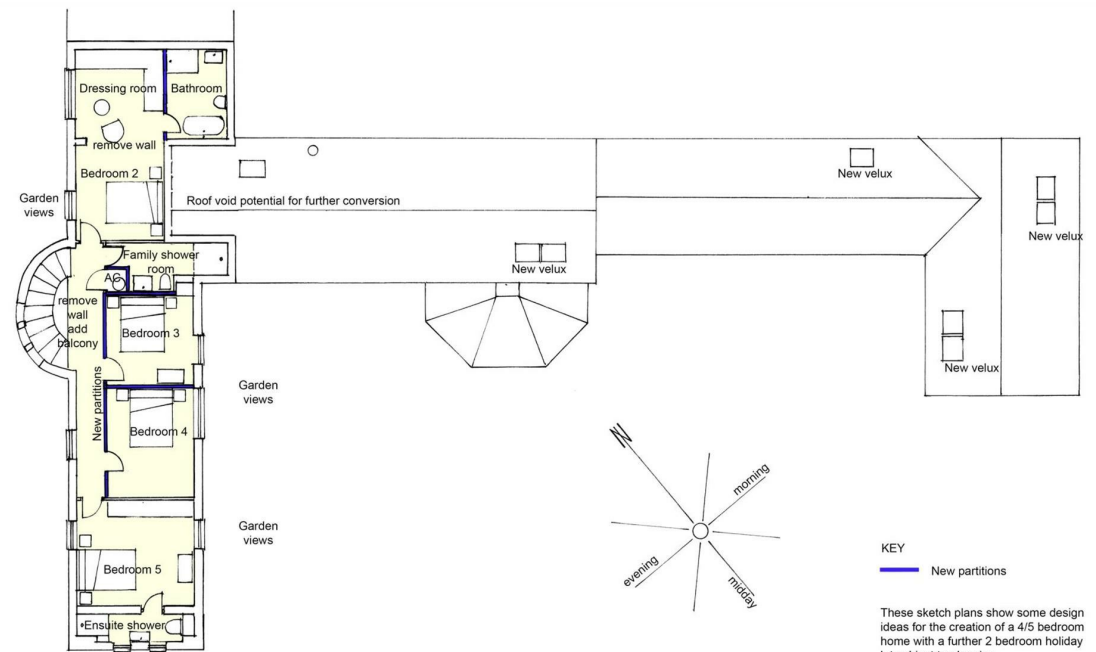
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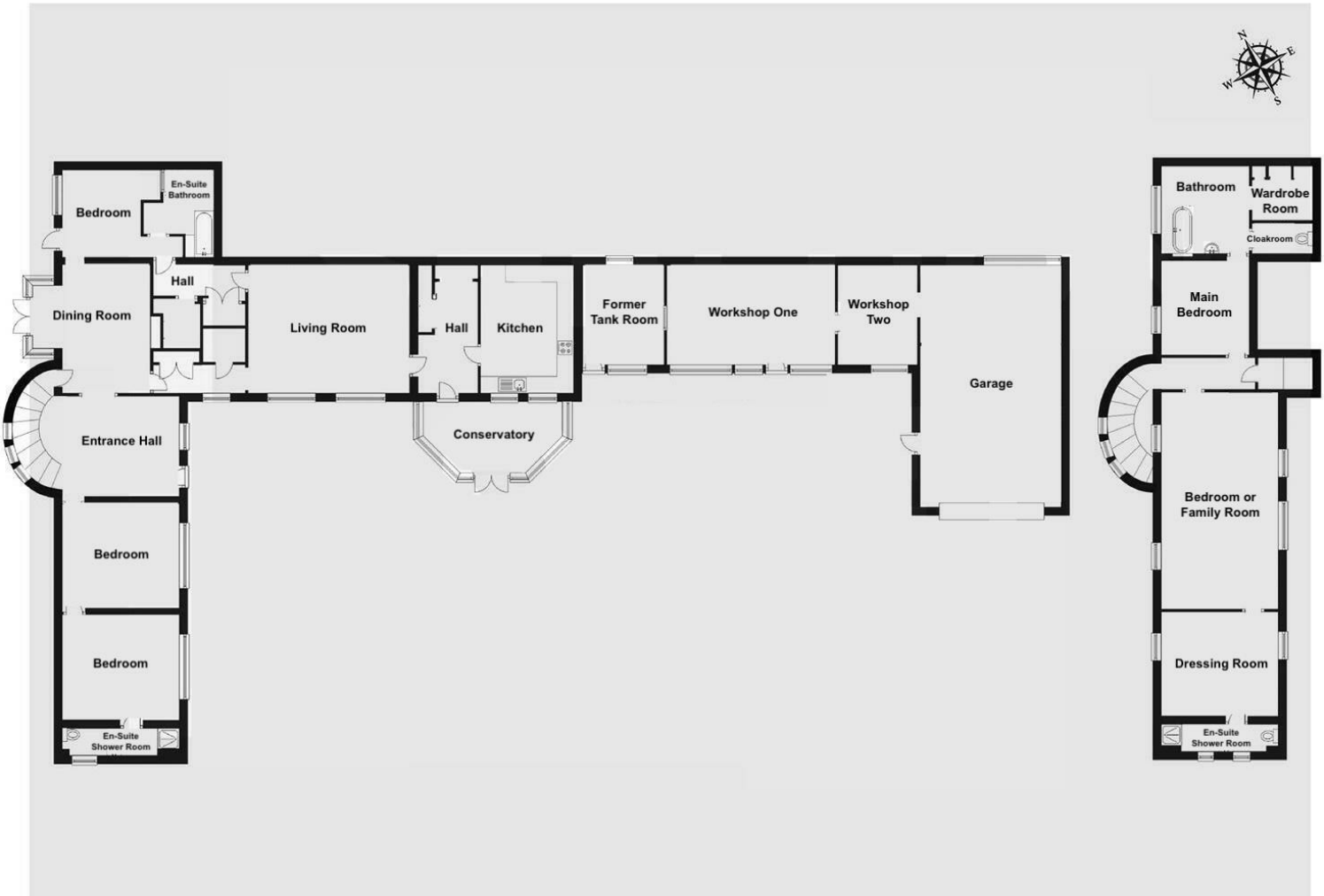
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Total area: approx. 342.6 sqm (3687.7 sq. ft)

