



## Yew Tree House

107 Fazeley Road | Tamworth | Staffordshire | B78 3LW

FINE & COUNTRY



# STEP INSIDE

## Yew Tree House

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A charming family home bursting with period features. The accommodation sits on 3 floors with 5 double bedrooms, 2 studies, 3 reception rooms and a wonderful farmhouse style breakfast kitchen with potential to rebuild a detached garage/annex. The property is offered to the market with no onward chain.

A spacious vestibule/ boot room leads to a stunning hallway, with beautiful oak panelling which continues up to the first floor. Panelling also adorns the walls in the living room, a cosy but elegant space to host your guests with oak floors and a grand open fireplace balancing the elegant high ceilings. A double-glazed sash window allows light to stream in. To the right of the hallway is another charming reception room currently used for formal dining, with exposed beams and a large inglenook brick fireplace. The heart of the home is the breakfast kitchen with an abundance of oak storage cupboards. The original floor tiles, exposed beams, Belfast sink and range cooker all add to the ambience of the farmhouse style kitchen. Beams and a stunning brick fireplace can also be found in the family room to relax in front of the log burner. Beyond the family room is a useful utility room.

To the first floor is a gallery study and 3 double bedrooms, all with ensuite shower rooms. The second floor provides 2 additional large rooms with a shower room.

The driveway sits to the side of the property with an EV charger. The base of the original detached garage is currently used as an outdoor lounge area but could easily be rebuilt to provide garage or annex space. There is a spacious private rear garden with lawns, mature trees and a large shed. The property benefits from a house battery which stores electricity from the fitted solar panels, for use within the home and powering the EV charger.

Yew Tree House was part of the original Sir Robert Peel Estate and sits opposite paddocks which we believe offer a livery facility for those equestrians amongst us and the nearby canal offers wonderful walks with lovely village pubs and Middleton Lakes nature reserve nearby. The location offers excellent commuter links to M6, M6 Toll, M42 and A5 and Tamworth station offers 46 weekday rail journeys to London Euston with the fastest journey time of 1hr 9 mins. Ventura Park is also walking distance away with excellent shopping facilities including Marks and Spencer, a large choice of eateries such as Pizza Express, Five Guys and Nandos and there are great entertainment facilities including Cinema, Bowling, Indoor ski/snowboarding, Ice Skating, Swimming pool, Drayton Manor Theme Park and various gyms.

It is not a surprise that the current family have thoroughly enjoyed living in this wonderful home for 25 years.









# SELLER INSIGHT

“It was the scale and versatility of the property which first drew us to Yew Tree House” say the current owners. “The generous size of the house meant that it would be flexible enough for our needs as a family with 4 children plus an au pair. We were also impressed with the location, being next to a good school and shops, with a nature reserve opposite and the canal just a few minutes away for walks with the dog towards pubs in either direction. The house overlooks fields to the front, so we get the feeling of living in the countryside whilst benefitting from the convenience of being in an urban area.”

Since moving in, the owners have made extensive improvements to the property. “When we bought the house, it needed a lot of work, but we were keen to take on something we could make our own,” they say. “So, we set about transforming the property both inside and out. As well as installing a beautiful new kitchen and laundry and new bathrooms throughout so that most bedrooms are now en suite, we laid wooden floors to match the period of the house, and put in a new fire in the front room. Double glazing has been installed to all windows, and we have also added an entrance porch to the front of the house.”

“We wanted to make the most of the existing Georgian features,” the owners continue, “for example by opening up an old inglenook fireplace, and by repurposing the original bread ovens in the office as a desk. When the children were small, we even hung a baby bouncer from the butcher’s hook which still hangs from the beams in the back room! The history of the house is part of what we love about it: the property was owned by the Sir Robert Peel estate, lived in by tenant farmers, and was also at one stage a pub. Evidence of the latter remains in the concrete floor in what is now an en suite bathroom on the top storey of the house – this was originally a safe room to keep takings from the day. However, the sense of history really shines through at Christmas time, when the house really comes into its own with fires aglow in the two living rooms, and the rooms bedecked with festive decorations.”

Indeed, this is the ideal home for everyday life and entertaining alike. “When we have guests, the dining room becomes the hub of the house,” the owners say. “With its inglenook fireplace and large oak table we have comfortably sat 12 in the room for Christmas Dinner and extended family meals. The room is so spacious that we have even played ping pong on the table! The whole house is perfect for entertaining, with so many different rooms allowing space to mingle. The children can retreat to the back room to watch television after dinner while adults remain in the dining room enjoying cheese and wine. For smaller gatherings, the front room provides a welcoming space for more intimate conversation.”

Outside, the generous garden serves as an extension of the indoor living accommodation. “Being mostly laid to lawn, there is plenty of space for children to run around and play football,” the owner says, “while the 12 foot shed provides a refuge for my husband! We have a number of large trees at the bottom of the garden, where we often see squirrels, robins and magpies in the branches. A patio area with reclaimed pallet furniture and potted plants serves as a great social area for summer parties, too. Laid on the foundations where the garage used to be, this space could easily be reclaimed to build a home gym, office or granny flat, should the next owners wish to do so.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













Council Tax Band: F

Tenure: Freehold

Guide price £900,000

GROSS INTERNAL AREA : 3440 sq ft, 319 m2  
 ADDITIONAL AREAS TOTAL : 334 sq ft, 31 m2  
**OVERALL TOTALS: 3774 sq ft, 350 m2**

Sizes And Dimensions Are Approximate, Actual May Vary.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 04018410. VAT No. 232999961 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed







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