



Merchants House
3 Schofield Lane | Edingale | Tamworth | Staffordshire | B79 9JB

MERCHANTS HOUSE



Merchants House is an historical gem. It is tucked away in a tranquil lane in the picturesque village of Edingale, South East Staffordshire. An early 17th Century Grade II Listed detached cottage abundant with original period features including timber beams, a large inglenook fireplace and restored fully functional working Victorian range. The opinion of an expert is that the beams may date from the late 16th Century which could make this the oldest building in the lane and could have been occupied by the merchant Thomas Scofield as identified by the 1794 Enclosure map and from whom the lane takes its name.

Located in a countryside setting with riverside walks, within the National Forest the Arboretum nearby; a thriving village community; and excellent local schools and amenities, Merchant's House is a rare opportunity to own a truly special piece of history in an idyllic location.



KEY FEATURES

Accommodation summary

At the front of this quintessential cottage is a pristine traditional cottage garden with topiary and a Tudor knot garden through which you enter a welcoming gabled porch with original oak front door which opens into an entrance with a Minton tiled floor and oak beams described by one expert as late 16th Century.

Equally enchanting inside and out, this Grade II listed detached period cottage has the authentic atmosphere of bygone ages, a similar experience to that gained from seeing the home of Hamnet in the film of that name. It is replete with exposed original timber beams both internally and externally, a large inglenook fireplace and a whole array of other period features.

The ground floor which benefits from oil fired underfloor heating comprises of a living room, kitchen /breakfast room, a snug and a cloakroom.

Two staircases lead up to three bedrooms two of which are large doubles and a bathroom fitted with a freestanding tub.

The courtyard at the rear of the property gives access to a separate utility area and to a two - car driveway.













SELLER INSIGHT

“Tucked away on a quiet lane in the heart of Edingale, Merchant’s House is a home we discovered entirely by chance—but from the moment we first peered through the window, it felt like stepping back in time. We have always been drawn to historic buildings, and we instantly fell in love with the character, atmosphere and potential of this extraordinary timber-framed house.

When we bought the house, it needed significant work, and restoring it has been a true labour of love. We rebuilt one gable end, carried out extensive timber frame repairs in keeping with the original structure, and installed a damp-proof membrane beneath the sills. Inside, we took care to retain the exposed internal timbers, insulating around them to preserve both warmth and authenticity. To make the house comfortable for modern living, we sympathetically added a proper kitchen and bathroom, installed a new water supply, connected to mains drainage, and fitted underfloor heating throughout the ground floor.

One of the most impressive discoveries was the vast original inglenook fireplace—an absolute showpiece that never fails to amaze visitors. Now, the lounge is our favourite spot—there is nothing quite like sitting beside the inglenook with the log burner glowing. The study too features a restored Victorian range, now fully working. Upstairs, the bedrooms are peaceful and full of charm—a lovely place to wake each morning. During our time here, this house has been the heart of countless gatherings, from Christmas dinners to village celebrations, and it even featured in an ITV programme shortly before we bought it.

Outside, we have had enormous joy creating a traditional cottage garden, with a Tudor knot garden and topiary at the front that always draws admiration. To the rear is a sunny, south-facing courtyard filled with pots, cottage borders and beautiful wisteria—perfect for spending the whole day outdoors.

With riverside walks, the National Forest, the Arboretum nearby; a thriving village community; and excellent local schools and amenities, Merchant’s House is a rare opportunity to own a truly special piece of history in an idyllic location.*

* 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.

















KEY FEATURES

Edingale is a tranquil village and civil parish in Staffordshire's Lichfield District, nestled in the scenic Mease Valley about 7 miles north of Lichfield and Tamworth. Home to roughly 630 residents, this close-knit, rural community features the historic Holy Trinity Church, the local Mary Howard primary school, and active village Hall and playing fields. The village has a fascinating history, originally recorded in the Domesday Book when its lands were curiously split across the Staffordshire and Derbyshire borders. There is an ancient boundary stone that can be found in the grounds of the village Church. Today, visitors exploring the area can learn about its past on the Edingale Parish Council website or discover local events and attractions via the Edingale Village Portal.

There is plenty to do in the area with walks directly from the private lane, along the River Mease, a swift walk over the bridge to Harlaston and a Nature Reserve along the river towards Haunton. The property is a stones throw away from the National Memorial Arboretum and the Village of Alrewas with its pubs, take aways, Doctors, Dentist and pharmacy. It is only a short car journey to Lichfield City Centre, Tamworth and other surrounding villages.

Edingale is a popular, quaint, village that has won numerous awards for being the 'Best Kept Village'. The village has a great sense of community and there are always many Village events and Village shows through the year.

The Outstanding Mary Howard Primary School is located in the Village. The village is in the catchment area for the Excellent John Taylor High School in Barton under Needwood approximately 7 miles to the north and has a school bus service. The Rawlett School Located on Comberford Road, Tamworth (B79 9AA), this is the closest secondary option in the Tamworth district, approximately 5.5 miles south. The de Ferrers Academy (Dove Campus): Located on Harehedge Lane, Burton-upon-Trent (DE13 0AS), this academy is roughly 5.5 to 6 miles north of Edingale. Edingale village generally sits within the school catchment areas for these locations and is well-served by local transport routes connecting the village to both Tamworth Barton under Needwood and Burton-upon-Trent.







INFORMATION

Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: E

Local Authority: Lichfield District Council

EPC Rating: Exempt: Grade II Listed

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Oil Fired Central Heating

Broadband: FTTC Superfast Fibre Broadband connection available in the area. We advise you to check this with your provider.

Mobile Signal/Coverage: 4G/5G mobile signal is available in the area. We advise you to check this with your provider.

Parking: Driveway parking

Special Notes: The Title Register contains covenants (Rights to use a shared driveway. Free passage of any drainpipes and cables).

Viewing Arrangements

Open House By Invitation Only

Strictly via the vendors sole agents Fine & Country Sutton Coldfield and Lichfield on +44 (0)121 272 6900

Website

For more information visit <https://www.fineandcountry.co.uk/sutton-coldfield-and-lichfield-estate-agents>

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Saturday	9.00 am–4.30 pm
Sunday	By appointment only

Offers over £450,000



Total Approximate Area: 108.8m² | 1171 sq ft.

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EPC Exempt

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



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*We value the little things
that make a home*



BINA KUMARI PARTNER AGENT

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