



3 Tamhorn Cottages Fisherwick Road, Tamhorn
Lichfield WS14 9JJ

Downes & Daughters
ESTATE AGENCY

3 Tamhorn Cottages Fisherwick Road, Tamhorn Lichfield WS14 9JJ £405,000

Downes & Daughters is delighted to offer for sale this impressive family home in the fairy tale canal side setting of Tamhorn, which is found betwixt the popular villages of Whittington and Elford and is surrounded by open farmland. Yet still only a pleasant towpath stroll away from all the amenities found at Whittington's village centre. This substantial cottage home is believed to date back to the late 1800s and extends to nearly 2000 square feet of beautifully presented accommodation, showcasing an attractive blend of modern design with the inherent charm of the building. Creating a stylish, yet warm, family home. The ground floor boasts an impressive open plan kitchen, dining and family space with log burner, a second spacious living room also with a log burner and bi-fold access to the rear garden, large utility/boot room and a guest cloakroom. The first floor is equally impressive with an elegant landing, a principal bedroom suite with vast amounts of fitted storage and an en suite shower room and the two further bedrooms served by a family bathroom. Externally the property enjoys a share of the front courtyard with the next door property, and a private driveway providing parking for a number of vehicles and a useful storage area. To the rear is a beautifully presented landscaped garden with neat lawns, patio seating areas, stylishly planted beds and borders, timber storage sheds and a greenhouse.

We cannot stress how important a viewing of this thoroughly impressive home is, to fully appreciate its hypnotic setting and the wonderful opportunity on offer.

GROUND FLOOR

Porch Entrance • Striking Open Plan Kitchen, Dining & Family Space With Log Burner • Spacious Rear Living Room With Log Burner & Bi-Fold Access To Rear Garden • Central Hallway • Guest Cloakroom • Good Size Utility & Boot Room With Access To Rear Garden

FIRST FLOOR

Attractive Landing • Principal Bedroom Suite With Entire Wall Of Fitted Wardrobes • En Suite Shower Room • Bedroom Two With Fitted Wardrobes • Bedroom Three • Family Bathroom

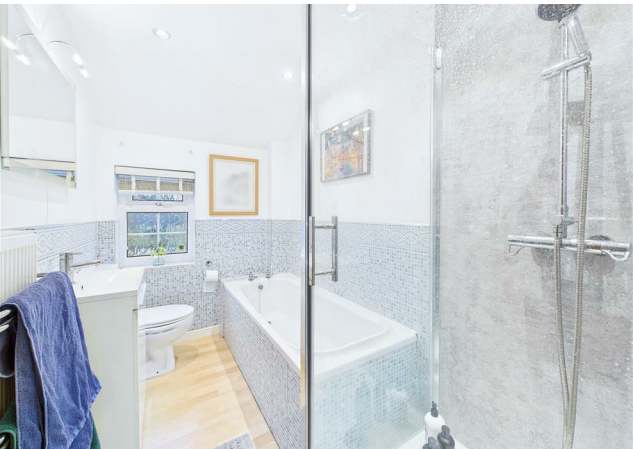
OUTSIDE

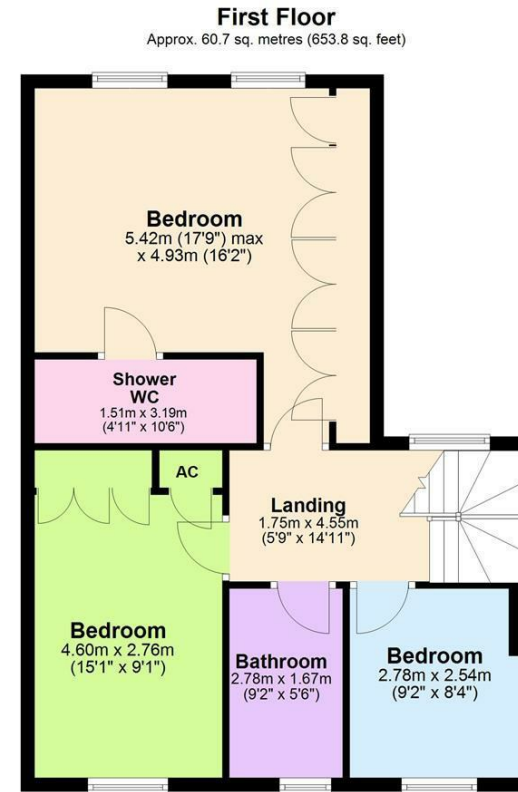
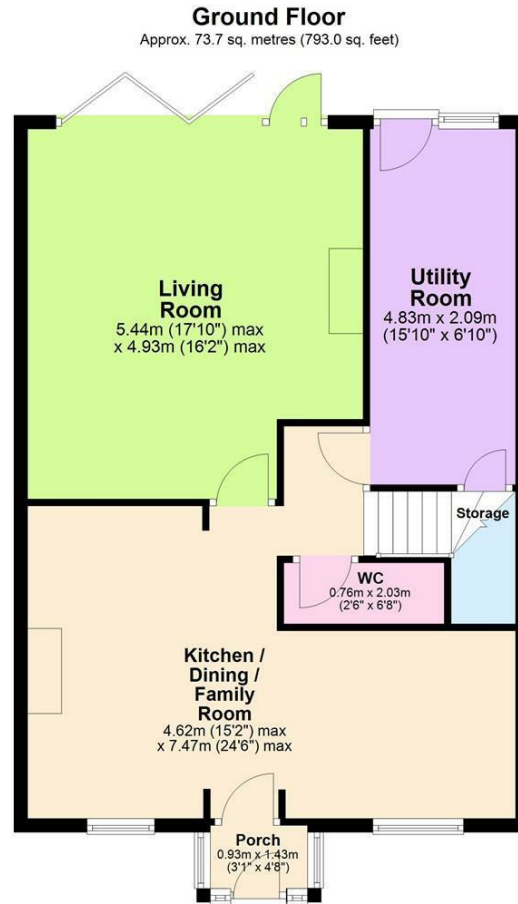
Private Driveway & Allocated Parking & Storage Area Within Shared Courtyard • Beautifully Presented Landscaped Rear Garden • Spacious Patio • Neat Lawn • Established & Stylishly Planted Beds & Borders • Further Gravel Seating Areas • Storage Area With Two Sheds & Greenhouse

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating ? • Upvc Double Glazing • LPG Gas • Mains Water & Electricity • Sewerage Via Shared Septic Tank • EV Charger







Total area: approx. 134.4 sq. metres (1446.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		76
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



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