



Well Meadow Cottage

The Green | Tanworth-in-Arden | Solihull | West Midlands | B94 5AL

 FINE & COUNTRY

WELL MEADOW COTTAGE



An enchanting Grade II Listed village home overlooking The Green in sought-after Tanworth-in-Arden, blending timeless period charm with spacious family living, stunning south-facing walled gardens, secure parking, a double garage and beautifully preserved original features.



Occupying a prime position overlooking the picturesque village green in the heart of highly desirable Tanworth-in-Arden, Well Meadow Cottage is a beautifully preserved Grade II Listed residence dating back to the 17th Century. Rich in history and character, this exceptional home effortlessly combines timeless period elegance with versatile family accommodation, mature landscaped gardens and the practicality of secure off-road parking and a substantial double garage.

Brimming with original features throughout, the property showcases an abundance of exposed timber beams and a magnificent inglenook fireplace, all carefully retained to preserve the home's remarkable heritage and atmosphere. The accommodation is both spacious and flexible, perfectly suited to modern family life while maintaining the warmth and charm synonymous with a quintessential English country cottage.

The welcoming entrance hallway, with a conveniently situated cloakroom, leads through to a superb dual aspect living room, where natural light pours through the windows, illuminating the wealth of character features and creating a wonderfully inviting setting for both entertaining and relaxation. A separate dining room provides an elegant space for formal occasions, while the breakfast kitchen offers a charming blend of practicality and traditional styling, complete with integrated appliances and access to the useful cellar and utility area beneath.

One of the home's most captivating features is the elevated garden sitting room, a delightful retreat with French doors opening onto a balcony that enjoys beautiful views across the stunning south-facing rear gardens. This unique space creates an effortless connection between the house and its idyllic outdoor surroundings and offers a peaceful setting to enjoy throughout the seasons.













SELLER INSIGHT

“ After 23 wonderful years at Well Meadow Cottage, it is the village life we will miss most. Situated right on the edge of The Green in Tanworth-in-Arden, our home enjoys a wonderfully central position while remaining remarkably peaceful and private. It has been a privilege to be part of such a welcoming and community-minded village, where there is always something happening, from church coffee mornings and concerts to tennis club, gardening club, Pilates classes, art group, music events in the village hall and the much-loved annual produce show.

The location is ideal, with beautiful countryside walks on the doorstep, a popular village pub and restaurant just across The Green. There is also an excellent nursery and primary school in the village, and convenient rail connections within a short drive for Birmingham, Stratford-upon-Avon and London. Solihull's shops and amenities are also within easy reach.

The cottage itself is full of character yet offers all the space and practicality of a much larger home. Created from several cottages joined together, it is surprisingly spacious, with four bedrooms, flexible living areas and an abundance of storage in the attic spaces above both the house and garage. One bedroom currently serves as a study offering flexibility for families, while the carpeted attic has been a favourite camping spot for visiting grandchildren.

One of our favourite features is the mezzanine level, which we created with French doors opening onto a balcony overlooking the garden. The sunroom is a wonderful place to sit with a coffee and enjoy the view. The south-facing garden is beautifully stocked and particularly spectacular in late spring and summer, with roses, mature planting and a gentle stream running through its tiered levels down to a courtyard with greenhouse, log store and compost area.

With its light oak beams, bright interiors, modern kitchen and unique layout, Well Meadow Cottage blends timeless character with comfort, space and a wonderfully peaceful village setting.”

* 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.







The first floor provides four delightful bedrooms, all beautifully presented and filled with character, including exposed beams and charming outlooks across the village and gardens. The principal bedroom benefits from fitted wardrobes and an en-suite facility, while the remaining bedrooms are served by a well-appointed family bathroom. In addition, the boarded attic room provides valuable storage space with further potential, subject to any necessary consents.









Externally, the property continues to impress. The mature south-facing rear gardens are a particular highlight, thoughtfully landscaped with established shrubs, trees and flowering borders, creating a wonderfully private and tranquil setting. A paved terrace provides the ideal space for outdoor dining and entertaining, while a greenhouse, garden shed and additional seating areas further enhance the appeal of the grounds.

Secure electric gates open onto a private driveway providing ample off-road parking and access to the excellent detached double garage with electric up-and-over door, presenting exciting potential for a variety of future uses, subject to the relevant permissions.

Situated within the heart of Tanworth-in-Arden, one of Warwickshire's most sought-after semi-rural villages, the property enjoys immediate access to a thriving community atmosphere alongside an excellent range of local amenities, including a highly regarded primary school, popular local pub, parish church and the renowned Ladbroke Park Golf Club. Despite its peaceful village setting, the property remains exceptionally well connected, with convenient access to Solihull, Henley-in-Arden, Stratford-upon-Avon and the wider Midlands motorway network, while Birmingham International Airport and Railway Station are within easy reach.

Offered to the market with no onward chain, Well Meadow Cottage represents a rare opportunity to acquire a truly special period home of immense charm, character and distinction in one of the region's most coveted village locations.











SERVICES & INFORMATION

Mains Water and Electric

Mains Sewerage

FTTP Ultrafast Broadband Connection Available

Council : Stratford District Council

Council Tax Band G

EPC Rating Exempt Grade II Listed

Tanworth-in-Arden is in a conservation area



Wellmeadow Cottage The Green, Tanworth-in-Arden, Solihull, West Midlands

Approximate Gross Internal Area

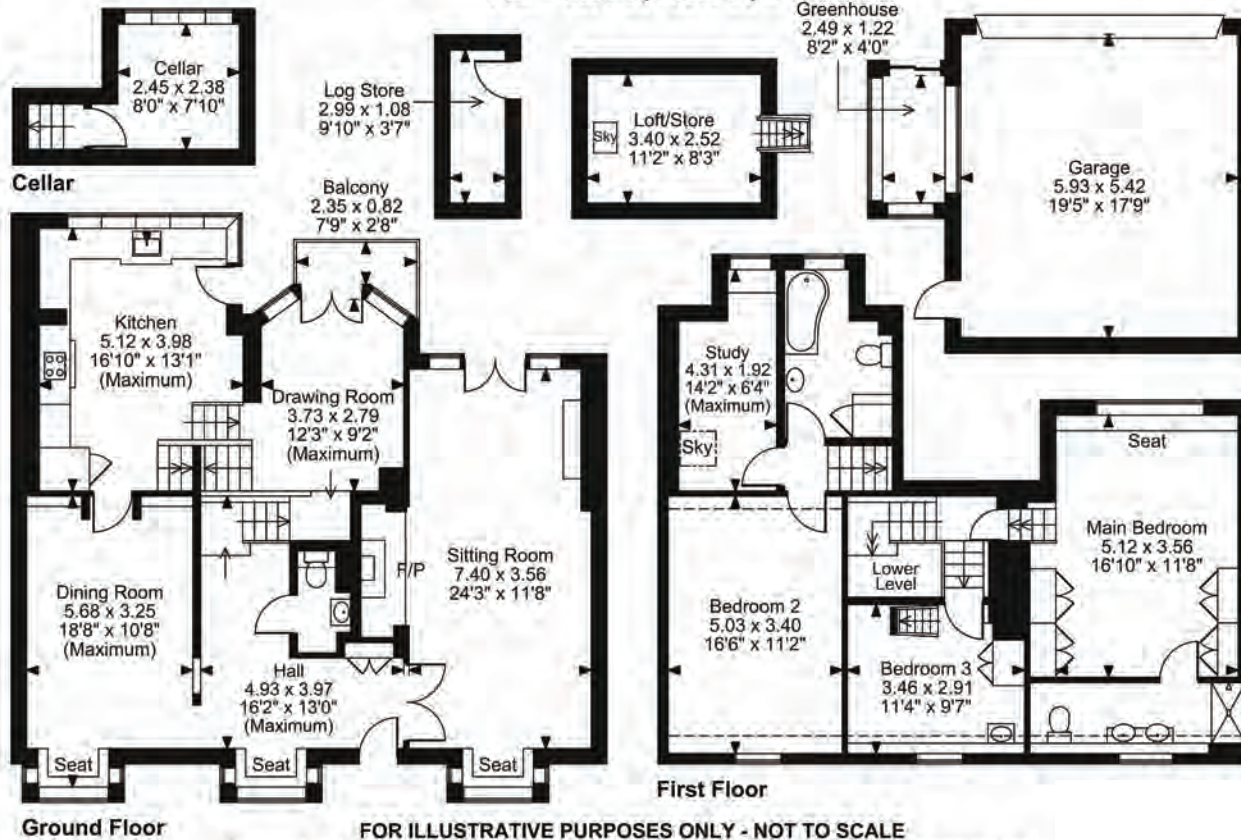
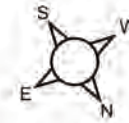
Main House = 1882 Sq Ft/175 Sq M

Garage = 346 Sq Ft/32 Sq M

Greenhouse and Log Store = 68 Sq Ft/6 Sq M

Balcony external area = 24 Sq Ft/2 Sq M

Total = 2296 Sq Ft/213 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.
☐ Denotes restricted head height
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