

# Branscombe House, 76 Tanworth Lane

*Solihull, B90 4DR*







## **MAGNIFICENT GEORGIAN (1830) DETACHED RESIDENCE**

- Georgian Era (1830) Detached Residence
- Convenient Sought After Location
- Five Spacious Bedrooms
- Exceptionally Well Presented
- Modernised Sympathetically
- Stunning Dining/Breakfast Kitchen
- Two Bathrooms and Four WCs
- Fabulous Rear Enclosed Garden
- Ample Parking and Garage
- VIEWINGS STRICTLY BY APPOINTMENT ONLY

Branscombe House provides an extremely rare opportunity to acquire a magnificent and unique tastefully modernised five bedroom Georgian era (1830) period detached residence. Enclosed within a gated and private walled security. Sympathetically restored with contemporary fittings and styling throughout, whilst retaining many original and charming features. It has 2 separate staircases to the second floor. Benefits from gas central heating and high quality UPVC double glazing. The accommodation briefly comprises: welcoming reception hall, guest wc, lounge, sitting room, study/home office, formal dining room, former servants entrance area with lobby and feature gallery landing, large contemporary modern fitted dining kitchen, utility room, additional ground floor wc, basement, first floor landing, master bedroom (rear) with stunning Jack and Jill contemporary style en-suite, four further bedrooms, bathroom with double width shower. Family bath/shower room and separate wc. Substantial grounds, garage, parking. Highly recommended.

EPC: D Council Tax Band: G





#### RECEPTION HALL

A notably welcoming and grand entrance hall with double opening entrance door, stairs off, wooden parquet flooring, dado railing, decorative arches, ceiling cornices. Access to basement. Rear access door.

#### GUEST WC

#### LOUNGE

**14' 8" x 13' 10" (4.479m x 4.235m) approx.**

Fabulous space with feature cast iron fireplace, fitted shelving, large attractive bay window to front.

#### SITTING ROOM (FRONT)

**14' 0" x 13' 9" (4.288m x 4.196m) approx.**

Feature large bay window to front, dado railing, decorative ceiling cornices and rose.

#### STUDY/HOME OFFICE

**12' 5" x 8' 4" (3.802m x 2.560m) approx.** Good size.

#### ADDITIONAL GUEST WC

Wash hand basin and low level flush wc.

#### FIRST FLOOR LANDING

Feature decorative landing window. Access to substantial loft space.

#### MASTER BEDROOM

**15' 2" x 13' 7" (4.644m x 4.158m) approx.**

Situated to the rear with feature oriel window, fitted wardrobes and drawers.

#### DOUBLE FUNCTION JACK AND JILL EN-SUITE BATHROOM

**11' 11" x 8' 1" (3.649m x 2.483m) approx.** A

Striking contemporary bathroom with inset vanity basin, oval stand alone bath, double width shower, part tiled elevations and floor tiling. Access to dressing room.

#### SEPARATE WC

#### BEDROOM TWO

**13' 9" x 11' 11" (4.199m x 3.634m) approx.**

Attractive modern UPVC double glazed sash style window to front, original fitted wardrobe space, cast iron feature fireplace.

#### BEDROOM THREE

**13' 11" x 12' 9" (4.251m x 3.898m) approx.**

Cast iron feature fireplace, fitted wardrobes, feature sash window to front.

#### BEDROOM FOUR

**11' 2" x 10' 5" (3.424m x 3.184m) approx.**

Double bedroom with fitted wardrobes and attractive oriel window to the rear.

#### BEDROOM 5

**13' 0" x 10' 2" (3.987m x 3.111m) approx.**

Own separate access via gallery landing.

#### FAMILY BATH/SHOWER ROOM

**7' 0" x 5' 9" (2.142m x 1.766m) approx.**

Vanity wash basin, panelled bath, shower cubicle. Fully tiled floor and elevations.

#### OUTSIDE

##### FRONT

High wall boundary with electronic gated access. Substantial forecourt parking area, raised borders. Feature trees.

##### SIDE

An enclosed walled patio area.

##### REAR

An enclosed and notably private substantial garden being mainly laid to lawn with feature paved and blue block patio areas. An enclosed parking area for several vehicles. Brick built shed. Wide side access.

#### GARAGE

















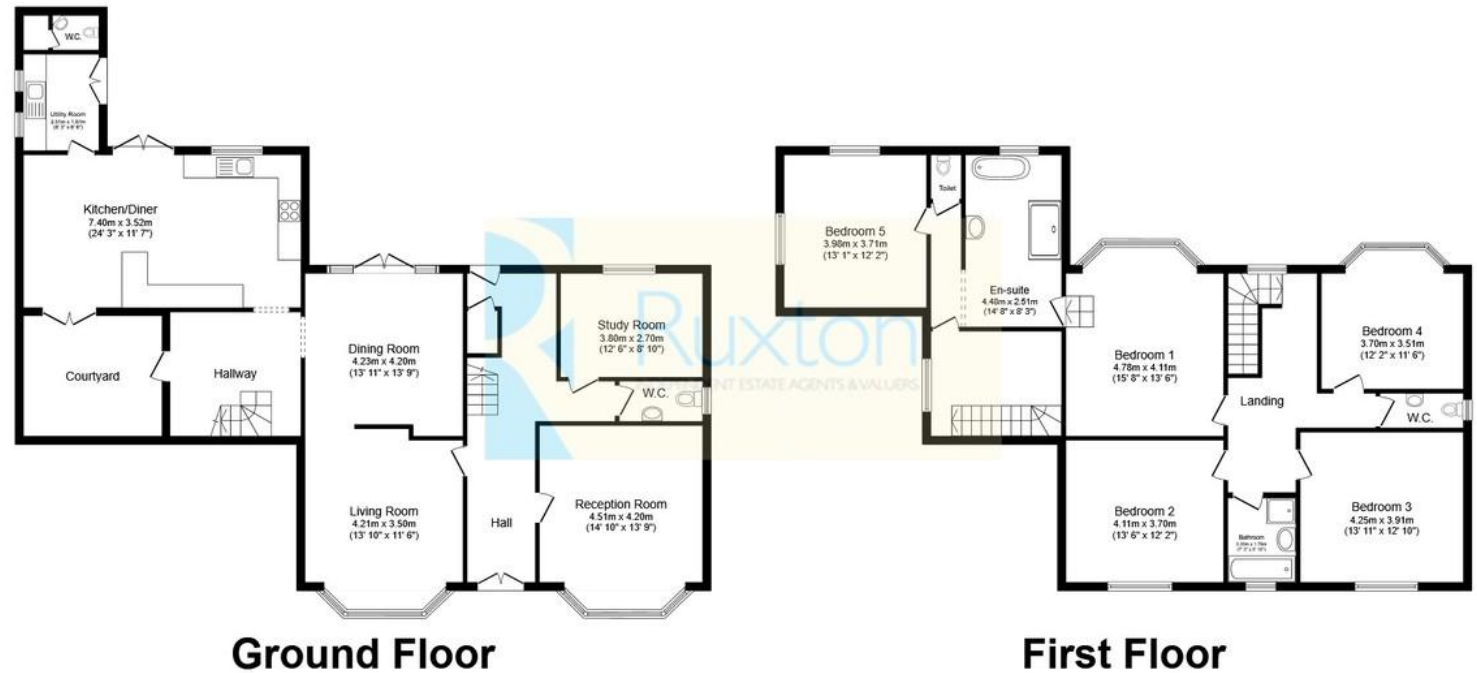
**Asking Price Of £1,100,000**

#### TENURE:

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

#### *Ruxton Independent Estate Agents & Valuers LLP*

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Total floor area 261.1 sq.m. (2,811 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Floorplan – For identification purposes only



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	71 C
39-54	E		
21-38	F		
1-20	G		