



Potters Lane, Polesworth, TAMWORTH

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Property Description

Nestled along the sought-after Potters Lane, this delightful period residence effortlessly blends historic character, likely being built in the mid to late 1600's and constructed with gorgeous narrow handmade bricks consistent with the period. Though the home has all the comforts of modern family living it remains rich in original features, including exposed timber beams and an impressive feature fireplace; the property offers a wealth of charm and individuality throughout.

The well-balanced accommodation is complemented by a contemporary fitted kitchen, a spacious sun room overlooking the rear garden and the added benefit of solar panels.

Outside, the property enjoys extensive mature landscaped gardens that make use of the generous plot and include a well tended pond elevated with a stream that is pump-fed, together with a substantial detached outbuilding incorporating a large garage and annexe with a WC. This feature is particularly exciting owing to its flexibility- it could make an excellent games room, den, craft or hobby room or so much more.

Ground Floor

The accommodation is entered via a welcoming hallway leading through to a generous dining room, ideal for both family dining and entertaining. One fantastic feature of this space is a cellar nestled below, suitable for storage or as a wine cellar. The superb living room forms the heart of the home, showcasing exposed beams and a striking feature fireplace that enhances the property's period character.

A separate reception room provides additional flexibility as a family room, snug or home office, or could continue in its current use as a ground floor bedroom. The modern fitted kitchen offers an excellent range of units and work surfaces, whilst the impressive conservatory spans the rear of the property, creating a bright and airy living space with delightful views and direct access to the gardens.

First Floor

To the first floor, a central landing provides access to two of the three well-proportioned bedrooms. The spacious principal bedroom enjoys fantastic double aspect windows, whilst the second bedroom enjoys garden views.

A third bedroom accessed via its own staircase provides flexibility for a growing family, guest accommodation or home working. The floor is served by a well-appointed family shower room, with all rooms retaining the warmth and character synonymous with a property of this age and style.

Outside

The property is set within beautifully maintained and extensively landscaped gardens that provide a wonderful backdrop to the home.

A variety of lawned areas, mature planting, established borders, a pond with a stream water feature along with seating spaces create an idyllic setting for relaxation and outdoor entertaining.

A substantial detached outbuilding enhances the property's appeal, comprising a large garage, versatile annexe and separate WC, making it suitable for hobbies, storage, home working or ancillary accommodation subject to any necessary consents.

The addition of solar panels further contributes to the property's practicality and energy efficiency, completing this exceptional character home.

History

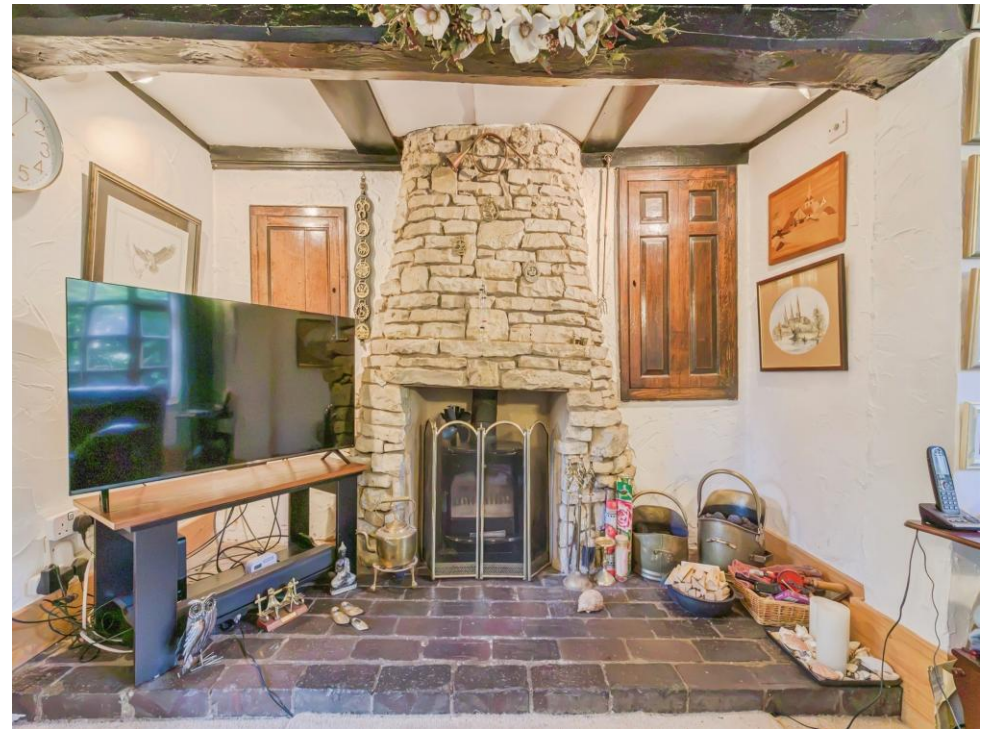
We would like to take the opportunity to furnish you with more information on this homes past. As with anything steeped in history, much of this is know but some is assumed.

Known historically as Potters Lane Cottage and now 22 Potters Lane, Polesworth, occupies a special place in the village's heritage. Recognised within the adopted Polesworth Neighbourhood Plan as an Asset of Local Historic Value, the property is believed to date from the mid to late 17th century, with characteristic narrow handmade bricks that are consistent with buildings of that era. It is thought that elements of an even earlier structure may be incorporated within the fabric of the building, adding further intrigue and historic significance to this unique residence.

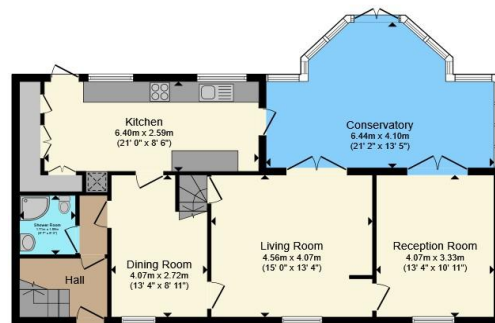
The property's long and fascinating history is reflected in its appearance on the 1850 Tithe Apportionment Map, confirming its presence within the village for at least 175 years. Historical research also suggests a possible connection to the 1642 Hearth Tax records, potentially linking the site to a substantial building that stood during the reign of Charles I, immediately prior to the English Civil War.

Although not nationally listed, 22 Potters Lane is recognised locally for its architectural character and historic importance, offering prospective purchasers a rare opportunity to own a home with centuries of history, charm and provenance that sets it apart from more conventional properties.

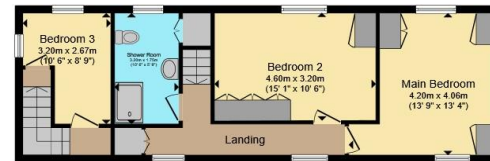




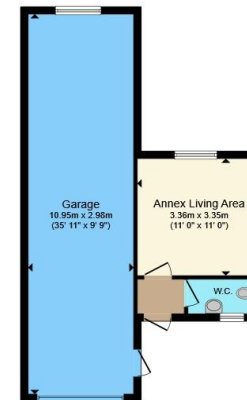




Ground Floor



First Floor



Outbuilding

Total floor area 199.3 m² (2,145 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.propertybox.io



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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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Property Ref: TAM207776 - 0003