



Robeys Lane

Birchmoor, Tamworth, B78 1AR

£750,000

# Property Features

- Impressive four bedroom farmhouse
- Extensive grounds with mature gardens and far-reaching countryside views
- Elegant living room with feature fireplace
- Additional lounge and substantial games room offering exceptional versatility
- Spacious kitchen/diner with adjoining utility and boot room
- Four generously proportioned bedrooms with extensive fitted storage
- Principal bedroom with dressing area and luxurious en suite
- Second entrance to possible annexe
- Fitted bar and games room with patio doors onto rear garden
- Large workshop space



## Full Description

Occupying an exceptional plot amongst a beautiful development, this impressive four bedroom farmhouse offers an abundance of character, generous proportions and outstanding versatility throughout. Blending traditional charm with expansive living accommodation, the property enjoys multiple reception rooms, a substantial kitchen/diner, utility and boot room, games room, four generous bedrooms, three bathrooms, including two en suites, and a wealth of built-in storage. Set within extensive grounds, the home provides an idyllic lifestyle for families seeking space, privacy and a true countryside setting.

The property offers immense potential for a variety of lifestyles, whether accommodating growing families, those working from home or buyers simply looking to enjoy a peaceful rural retreat. The combination of generous internal accommodation, beautiful gardens and uninterrupted surrounding views creates a home of genuine distinction that is rarely available.

### THE FORE

Approached via a generous driveway, the farmhouse immediately makes an impressive first impression with its traditional appearance and attractive setting. The mature frontage is framed by established trees and extensive gardens, creating both privacy and a wonderful sense of arrival while complementing the character of the home. The expansive plot offers an abundance of outdoor space, ensuring the setting is every bit as impressive as the accommodation itself.

### GROUND FLOOR

The welcoming entrance hall introduces the scale and character found throughout the home, providing access to the principal reception areas and staircase to the first floor. The elegant living room enjoys an abundance of natural light through its large windows and features a beautiful fireplace, creating a warm and inviting environment for everyday family living. A further lounge offers additional flexibility and opens seamlessly towards the rear garden, creating an excellent arrangement for entertaining or multi-generational living.

At the heart of the property sits the spacious kitchen/diner, thoughtfully arranged to provide generous preparation space



alongside ample room for informal dining. Adjoining the kitchen are a practical utility room, WC and boot room, offering excellent day-to-day functionality. The substantial games room further enhances the versatility of the home, providing endless possibilities as a recreation room, home office, gym or additional family living space.

#### LIVING ROOM

17' 3" x 31' 3" (5.26m x 9.53m)

#### OPEN PLAN KITCHEN/DINING ROOM

26' 5" x 15' 3" (8.05m x 4.65m)

#### LOUNGE

23' 8" x 11' 8" (7.21m x 3.56m)

#### GAMES ROOM

19' 8" x 29' (5.99m x 8.84m)

#### BOOT ROOM

13' 4" x 9' 4" (4.06m x 2.84m)

#### UTILITY ROOM

9' x 9' 9" (2.74m x 2.97m)

#### WC

5' 1" x 6' 4" (1.55m x 1.93m)

#### FIRST FLOOR

The first floor continues to impress with four generously proportioned bedrooms arranged around a spacious landing. The principal suite is a particularly outstanding feature, benefiting from fitted wardrobes, extensive built-in storage and a luxurious en suite bathroom, creating a private retreat within the home. Bedroom two is equally spacious and also benefits from fitted wardrobes, making it ideal for family members or long-term guests.

Bedrooms three and four provide further well-balanced accommodation, with Bedroom Four enjoying the convenience of its own en suite, while Bedroom Three benefits from fitted wardrobes and excellent natural light. Completing the first floor is the family bathroom, serving the remaining bedrooms and ensuring the home is exceptionally well equipped for larger households.

#### BEDROOM ONE

13' 7" x 17' 6" (4.14m x 5.33m)

#### BEDROOM ONE EN-SUITE

9' 9" x 11' 9" (2.97m x 3.58m)

#### BEDROOM TWO

10' 8" x 13' 8" (3.25m x 4.17m)



### BEDROOM THREE

17' 9" x 15' 1" (5.41m x 4.6m)

### BEDROOM FOUR

14' 5" x 15' 5" (4.39m x 4.7m)

### BEDROOM FOUR EN-SUITE

4' 7" x 8' 2" (1.4m x 2.49m)

### BATHROOM

14' 1" x 7' 5" (4.29m x 2.26m)

### THE REAR

The rear gardens are a truly remarkable feature of the property, extending across substantial lawned areas bordered by mature trees, established planting and open countryside beyond. The extensive outdoor space offers exceptional privacy while providing numerous areas for relaxation, entertaining and family enjoyment. Whether hosting summer gatherings or simply appreciating the peaceful surroundings, the gardens create an outstanding extension of the living accommodation.

Beyond the immediate gardens, uninterrupted countryside views further enhance the property's unique appeal, offering a picturesque outlook rarely found. The expansive grounds provide tremendous potential for keen gardeners, outdoor enthusiasts or those simply seeking a tranquil rural lifestyle, making this an exceptional home both inside and out. The property also benefits from a large koi pond surrounded by a network of smaller ponds with a bridge and pump house.

An impressive detached workshop also provides fantastic flexible accommodation, ideal for use as a home office, gym, garden room or hobby studio offering endless potential to suit a range of needs.

### WORKSHOP

27' 10" x 22' 11" (8.5m x 7m)

### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

### VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.

8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

www.taylorcole.co.uk  
sales@taylorcole.co.uk  
01827 311412



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements