



Landywood Farm Lane, Cheslyn Hay
Walsall, WS6 7AS

Offers in Excess of £900,000

Space to live beautifully - Beyond a gated entrance, surrounded by sweeping lawns and mature trees, Pear Tree Cottage is a substantial detached home with an inviting sense of character. Its appeal lies in the balance of generous living spaces, restful garden views and the flexibility of a separate annexe — a home equally suited to quiet evenings, family gatherings and welcoming guests.

The supplied floorplan shows approximately 3,315 sq ft of total accommodation, encompassing a four-bedroom main residence and a separate one-bedroom annexe. From the expansive reception rooms to the established grounds, this is a property with space to shape around the way you live.

A welcoming arrival - Brick and soft rendered elevations give Pear Tree Cottage an attractive, understated presence. A pitched entrance porch marks the approach, with paved pathways crossing the lawns and established trees lending depth and character to the setting.

Inside, a gentle palette, timber details and generous windows create a comfortable atmosphere, with views of the grounds connecting the house to its surroundings.

Gather, entertain and unwind - The lounge/dining room forms the heart of the home. Extending to approximately 30 feet, it offers ample space for separate seating and dining arrangements, allowing everyday life and entertaining to sit comfortably together. Two stove fireplaces, set beneath substantial timber mantels, provide distinctive focal points. The timber staircase brings further warmth to the room, while garden-facing windows make this an appealing space throughout the seasons. Glazed double doors lead into the impressive games/family room. Measuring approximately 26 feet by 18 feet, this beautifully proportioned room invites a variety of uses: a generous second sitting room, a place for family celebrations, or somewhere to enjoy games and hobbies. Windows on several sides fill the room with natural light, while sliding doors open onto the gardens, making summer gatherings an easy extension of life indoors. An adjoining gym/study area offers further flexibility.

The pleasures of everyday living - The kitchen/breakfast room has a welcoming, traditional feel, with timber cabinetry, extensive work surfaces and fitted cooking appliances. A broad window brings in natural light, and space for a breakfast table makes it a comfortable place to begin the day. A separate utility room keeps household tasks conveniently organised, complemented by a ground-floor cloakroom and a glazed side porch overlooking the grounds.

A restful retreat - The principal bedroom offers generous proportions, windows on two sides and fitted wardrobes, creating a calm and comfortable retreat. Its private en-suite shower room features a shower enclosure and fitted cabinetry. Three further bedrooms accommodate family and guests, with flexibility to use a room as a home office if desired. A family bathroom serves these rooms, while a separate study area provides an additional place to work or read. The floorplan also identifies a substantial loft area accessed from the kitchen, adding useful ancillary space.

The freedom of a separate annexe - Set apart from the main residence, the annexe brings a valuable additional dimension to Pear Tree Cottage. It offers the possibility of accommodating extended family or guests with a degree of independence, subject to its permitted occupation and use. A fitted kitchen/diner and separate living room occupy the ground floor, alongside a shower room, entrance hall and side porch. French doors open from the living room to the outside. Upstairs, roof windows illuminate a bedroom beneath the sloping ceiling. A separate WC and balcony, shown on the floorplan, complete the accommodation. For households seeking flexibility across generations, or simply a welcoming place for visitors, the annexe is a particularly appealing feature.

Gardens to enjoy through the seasons - The grounds give Pear Tree Cottage much of its distinctive charm. Expansive lawns stretch around the house, punctuated by mature trees and established planting, with room to enjoy gardening, outdoor play and leisurely afternoons. Paved terraces offer places to sit and entertain, while the decked hot-tub area creates an inviting setting for relaxation. Gravelled areas provide generous parking behind the gated entrance, and timber garden storage adds practical convenience. The land to the side contributes further to the property's spacious setting. Situated within the Green Belt, it may invite purchasers to explore future possibilities, although development potential has not been established. Any proposal would be subject to the necessary planning permission and compliance with applicable national and local planning policies.

A home with possibilities - Pear Tree Cottage combines the warmth of cottage character with the scale and versatility of a substantial family residence. Generous reception rooms, four bedrooms, a separate annexe and mature grounds create a home that can adapt as life evolves. An individual property with space to gather, room to retreat and gardens to enjoy, best appreciated in person.

The supplied floorplan states an approximate total floor area of 307.9 sq m / 3,315 sq ft. Measurements and areas should be verified. Annexe occupation and use are subject to applicable permissions. Inclusion of the hot tub is to be confirmed. No planning permission or established development potential is represented for the side land.



Storm Porch

Lounge / Dining Room 30' 3" x 16' 1" (9.21m x 4.90m)

Games / Family Room 26' 6" x 18' 3" (8.07m x 5.56m)

Gym / Study Area

Kitchen / Breakfast Room 17' 8" x 9' 9" (5.38m x 2.97m)

Utility Room

W.C.

Side Porch

First Floor Landing

Main Bedroom 18' 3" x 17' 1" (5.56m x 5.20m)

En-Suite

Bedroom Two 15' 3" x 9' 2" (4.64m x 2.79m)

Bedroom Three 11' 6" x 8' 8" (3.50m x 2.64m)

Bedroom Four 11' 5" x 8' 1" (3.48m x 2.46m)

Study Area 10' 10" x 7' 3" (3.30m x 2.21m)

Loft Area 29' 7" x 10' 11" (9.01m x 3.32m)

Annexe

Entrance Hall

Living Area 11' 11" x 11' 4" (3.63m x 3.45m)

Kitchen /Diner Area 12' 1" x 8' 4" (3.68m x 2.54m)

Shower Room

First Floor Bedroom 14' 1" x 11' 8" (4.29m x 3.55m)

Balcony

W.C.





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



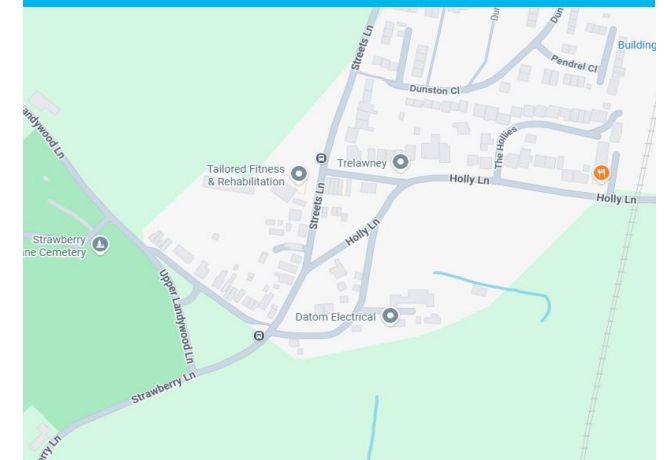
Total floor area: 307.9 sq.m. (3,315 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Performance Rating



Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

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