

Lovett &Co. estate agents

# Lowood Cottage

## Barracks Lane, Walsall Wood

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ONE PROPERTY, TWO HOMES – AN EXCEPTIONAL OPPORTUNITY FOR MULTI-GENERATIONAL LIVING OR COMBINING HOME AND BUSINESS.

Lovett&Co. Estate Agents are delighted to offer for sale this unique and beautifully presented country cottage, offering an exceptional degree of versatility, character and charm, with two distinct living areas, extensive landscaped gardens and substantial detached garaging with additional workspace.

Occupying a generous corner plot on the junction of Barracks Lane and Walsall Road, the property enjoys stunning views over the surrounding countryside whilst offering convenient commuter access to the A5, M6 Toll and surrounding towns.

More than simply a family home, this superb property offers the opportunity to create a lifestyle that works around you, whether that be bringing generations of a family together, providing independent accommodation for loved ones or combining country living with running a business from home.

THE MULTI-GENERATIONAL LIVING OPPORTUNITY

Ever wanted to live close to family whilst still enjoying the independence and privacy of your own home?

The property is already thoughtfully arranged into two distinct living areas, each benefiting from its own kitchen, reception rooms, staircase, bedroom accommodation and bathroom facilities, all connected via a shared entrance hallway.

The main residence offers three double bedrooms, including a generous principal bedroom with en-suite facilities, a spacious living room with feature log burner, separate dining room, modern fitted kitchen, conservatory and family bathroom.

The adjoining one-bedroom residence is a charming home in its own right, offering a spacious lounge with feature log burner, modern fitted kitchen, stunning vaulted garden room with exposed beams and bi-folding doors overlooking the gardens, together with a generous first floor double bedroom and contemporary en-suite shower room.

This arrangement is particularly well suited to elderly parents, adult children, extended families or simply two generations wishing to live together whilst maintaining their own independence, without compromising on space, comfort or quality of accommodation.

THE LIVE & WORK OPPORTUNITY

Run your business from home without your business taking over your home.

The substantial detached double garage benefits from two additional







adjoining rooms, currently utilised as a music room and art studio, providing dedicated workspace away from the main living accommodation.

With separate external access to the workspace, these rooms offer excellent versatility for those working from home, running a small business, pursuing creative interests or simply requiring additional space for hobbies.

Whether you are a professional working remotely, an artist, musician, craftsperson or motoring enthusiast, the detached building offers a wealth of possibilities, subject to any necessary consents.

COUNTRYSIDE LIVING & BEAUTIFUL GARDENS

The property sits within a delightful landscaped corner plot, enjoying attractive countryside views and offering a wonderful outdoor space for both households to enjoy.

The gardens feature extensive lawns, established flower beds and borders, several paved seating and entertaining areas, raised brick-built planters, a decorative water feature, Koi carp pond and summerhouse.

A gated entrance opens onto a generous private driveway providing ample off-road parking for multiple vehicles, leading to the detached double garage. There is also a separate detached laundry room with additional storage facilities.

Combining traditional cottage character with modern comforts, independent living accommodation and dedicated workspace, this is a rare opportunity to acquire a property that can adapt to the changing needs of modern family life.

ENTRANCE PORCH
Accessed via a UPVC double glazed entrance door, with additional glazing to two sides, tiled flooring and wall lighting. Glazed oak doors provide access to the hallway and annexe kitchen.

ENTRANCE HALLWAY
A central hallway connecting the main residence and annexe, with under-stairs storage, window overlooking the conservatory and staircase leading to the annexe bedroom.

LIVING ROOM – 7.30m x 3.00m (23'11" x 9'10")
An impressive and spacious reception room featuring charming cast-iron wood-burning stove set within a recessed fireplace with tiled hearth and wooden mantel. Three UPVC double glazed windows provide plenty of natural light, whilst a centrally positioned staircase leads to the first floor. Further features include radiators and wall lighting.

DINING ROOM – 3.30m x 3.10m (10'10" x 10'2")
A charming dining room featuring decorative exposed ceiling beams, contemporary wood-effect flooring and traditional barn-style doors leading to the kitchen and living room. Double glazed internal doors open into the conservatory, providing a pleasant connection between the living accommodation and gardens.

CONSERVATORY – 4.30m x 3.70m (14'1" x 12'2")

A generous glazed conservatory enjoying views over the landscaped gardens, with a pitched glazed roof, radiator, power points and French doors opening directly onto the rear patio.

KITCHEN – 4.60m x 2.50m (15'1" x 8'2")
A well-appointed fitted kitchen featuring a range of modern Shaker-style wall and base units with complementary marble-effect work surfaces. Integrated appliances include a dishwasher and microwave, together with a five-burner range-style cooker and space for an American-style fridge freezer. Further features include a one-and-a-half bowl sink and drainer, useful pantry cupboard, contemporary flooring and recessed ceiling lighting. Windows to three aspects provide excellent natural light and countryside views, whilst a glazed door opens onto the rear patio.

FAMILY BATHROOM – 2.90m x 2.20m (9'6" x 7'3")
Fitted with a traditional-style white suite comprising a freestanding slipper bath, separate corner shower enclosure, pedestal wash hand basin and low-level WC. Complemented by half-height wood panelling, tiled splashbacks, heated towel rail and an obscure glazed window.

LANDING
Providing access to the three double bedrooms, with cottage-style internal doors and ceiling lighting.

BEDROOM ONE – 4.50m x 3.30m (14'9" x 10'10")
A spacious principal double bedroom featuring attractive exposed ceiling beams, built-in eaves storage, radiator and double glazed window overlooking the surrounding countryside. An open archway leads into the en-suite shower room.

EN-SUITE SHOWER ROOM – 3.00m x 2.50m (9'10" x 8'2")
A generous en-suite comprising a shower enclosure, pedestal wash hand basin and low-level WC. Further features include contemporary tiling, built-in wardrobes, additional eaves storage, exposed beams and double glazed windows to two aspects.

BEDROOM TWO – 3.60m x 3.30m (11'10" x 10'10")
A further spacious double bedroom with rear-facing double glazed window, radiator, built-in storage cupboard and separate cupboard housing the combination boiler.

BEDROOM THREE – 3.00m x 2.70m (9'10" x 8'10")
A well-proportioned third double bedroom featuring windows to the rear and side aspects, radiator and useful over-stairs storage cupboard.

SELF-CONTAINED ANNEXE
Offering versatile and independent accommodation, the adjoining annexe is ideal for extended family members, dependent relatives or guests.

ANNEXE LIVING ROOM – 4.60m x 3.00m (15'1" x 9'10")
A cosy and welcoming reception room featuring a cast-iron multi-fuel stove, rear-facing double glazed window, radiator and access to the fitted kitchen.

ANNEXE KITCHEN – 3.00m x 2.40m (9'10" x 7'10")
Fitted with a range of Shaker-style wall and base units, complementary work surfaces and traditional Belfast sink. Appliances













include a dual-fuel range cooker with extractor, integrated dishwasher and washing machine, with additional space for a freestanding fridge freezer. Further features include wood-effect flooring, Velux roof window, radiator and glazed door leading to the entrance porch. An opening leads through to the garden room.

ANNEXE GARDEN ROOM – 4.50m x 3.80m max (14'9" x 12'6")
A particularly impressive living space featuring a vaulted ceiling with exposed beams, creating a wonderful sense of space and character. Large aluminium bi-folding doors with integrated blinds open onto the gardens and provide delightful countryside views, whilst a contemporary floating electric log-effect fire creates an attractive focal point. Further features include recessed lighting and ceiling fan.

ANNEXE FIRST FLOOR LANDING
Providing access to the double bedroom and adjoining en-suite accommodation.

ANNEXE BEDROOM – 4.00m x 3.00m (13'1" x 9'10")
A generous double bedroom featuring fitted wardrobes with sliding doors, rear-facing double glazed window, radiator and ceiling fan. An internal door leads to the en-suite shower room.

ANNEXE EN-SUITE – 3.00m x 1.80m (9'10" x 5'11")
A modern shower room comprising a spacious walk-in shower with rainfall-style shower head and additional handset, wash hand basin with vanity storage and low-level WC. Complemented by contemporary floor-to-ceiling tiling, radiator and double glazed window.

GARDENS AND DRIVEWAY
The property occupies a generous corner plot, surrounded by attractive countryside and benefiting from beautifully landscaped gardens offering an excellent degree of privacy. Accessed via a gated entrance, a substantial tarmac driveway with block-paved edging provides ample off-road parking and leads to the detached double garage.

The extensive gardens feature shaped lawns, established flower beds and borders, paved pathways and several attractive seating areas, ideal for outdoor dining and entertaining. Additional features include a decorative water feature, Koi carp pond, raised brick-built planters with integrated lighting and a charming summerhouse. There is also space for a greenhouse and garden shed, together with outside power points and water taps.

DETACHED DOUBLE GARAGE – 5.30m x 5.00m (17'5" x 16'5")
A substantial detached double garage with manual up-and-over door, pitched roof providing additional storage potential, side windows and fitted workbench. Internal access leads to the adjoining music room and office.

MUSIC ROOM – 2.70m wide (8'10")

A versatile additional room, currently used as a music room, with wood-effect flooring, power points, double glazed window and separate external entrance door. Ideal for a variety of alternative uses, subject to requirements.

OFFICE – 2.70m x 2.50m (8'10" x 8'2")

A useful dedicated home office with double glazed window enjoying countryside views, electric panel heater, lighting and power points. Ideal for those working from home.

DETACHED LAUNDRY ROOM – 2.80m x 1.80m (9'2" x 5'11")

A separate laundry room fitted with work surfaces, inset sink and plumbing for a washing machine and tumble dryer. Double glazed windows provide natural light, whilst an adjoining storage cupboard offers further practical space.

LOCATION
Situated on the corner of Barracks Lane and Walsall Road, the property enjoys a delightful semi-rural setting with attractive countryside views, whilst remaining conveniently positioned for everyday amenities and commuter connections.

The nearby towns of Burntwood, Lichfield, Brownhills and Cannock offer a wide range of shopping, schooling and leisure facilities, whilst the A5 and M6 Toll provide excellent access to the wider Midlands motorway network.

The location offers an appealing balance of countryside living and practical accessibility, making it particularly attractive to families and those seeking a more peaceful lifestyle without sacrificing convenience.

VIEWING:
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

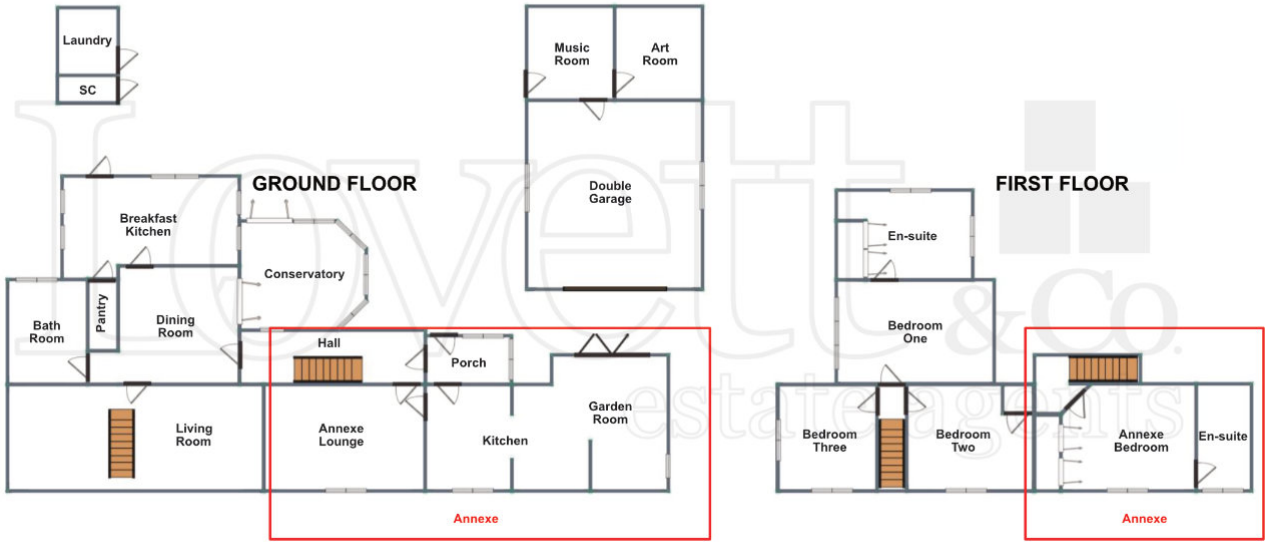
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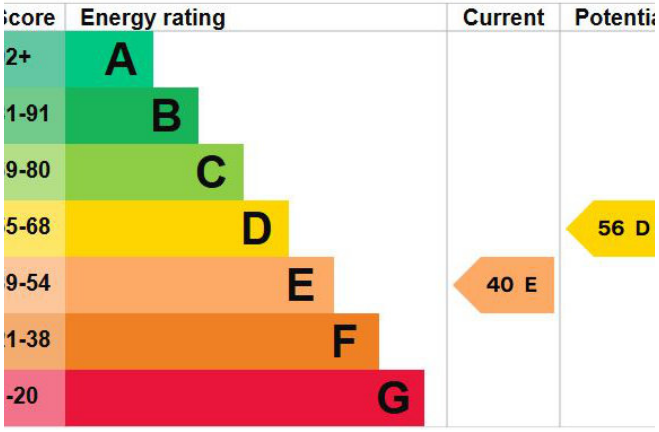





Laundry
SC
Music Room
Art Room
GROUND FLOOR
Double Garage
Breakfast Kitchen
Conservatory
Bath Room
Pantry
Dining Room
Hall
Porch
Garden Room
Living Room
Annexe Lounge
Kitchen
Annexe
FIRST FLOOR
En-suite
Bedroom One
Bedroom Three
Bedroom Two
Annexe Bedroom
En-suite
Annexe






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









