3 The Tanyard, Mill Lane, Hammerwich, WS7 0JR

PH RESIDENTIAL

Residing within this tranquil and exclusive private courtyard is this beautifully presented barn-style village home, offering generously proportioned open plan living, four excellent double bedrooms and a secluded and generous corner plot garden. Showcasing a superb standard of finish throughout, this exceptionally well appointed home forms part of just five individually designed properties and has been designed thoughtfully to create versatile accommodation ideal to suit a growing family, or those looking for ancillary accommodation/multigenerational living. With extensive accommodation totalling just shy of 2,500 ft², an impressive open plan living space is complemented by a lower ground floor lounge and four well proportioned bedrooms, with recent upgrades to include a refitted bathroom and new flooring to the lower ground floor lounge and bedroom suite. The spacious entrance hall leads into the open plan kitchen with living and dining rooms, with the kitchen having quality handmade units and granite work surfaces. There is a characterful inglenook fireplace to the living area, and a cloakroom is also accessed from the hall. oak staircases rises to the upper and lower floors, with a stunning lounge with study area, double bedroom and bathroom set to the lower ground floor level. The first floor part-galleried landing leads into three further double bedrooms, with two bedrooms having en suite shower rooms.

Within this private courtyard there is allocated and visitors parking as well as a large garage, and the corner plot gardens extend to a superb size, enjoying an excellent degree of privacy and plenty of sunlight throughout the day.

The Tanyard is an attractive collection of exclusive traditionally styled homes situated on a private lane in the rural community of Hammerwich. This secluded courtyard is home to a handful of country-side residences and barn conversion style homes, combining the ideals of rural living and peaceful surroundings with easy access to village amenities and a well connected road network beyond. Within Hammerwich are a village bowling green, a cricket club, a community centre and a Church, with the surrounding area offering delightful rural walks and outdoor pursuits, Lichfield is 3 miles away and offers an excellent range of leisure and convenience facilities including supermarkets and shopping centres and Beacon Park, and there is a nearby primary school which feeds into Erasmus Darwin Academy. Well placed for commuter routes, the location has easy access to the A38, A50 and M6 Toll, rail stations within Lichfield provide direct links to Birmingham and London (in 80 mins) and Birmingham International airport is around a 30 minute drive away.

- Individual Traditional Village Home
- Exclusive & Private Courtyard Setting
- Wealth of Flexible Accommodation
- Impressive Open Plan Kitchen with Living & Dining Rooms
- Refitted Kitchen with Integrated Appliances
- Lower Ground Floor Lounge with Study Area
- Reception Hall & Cloakroom
- Four Bedrooms, Three En Suites
- Landscaped Rear Garden
- Parking for Two & Large Garage
- Charming Courtyard Setting with Additional Visitors Parking
- Mains Gas Central Heating, Mains Drainage and Double Glazed Windows
- Sought After Village Location
- Well Placed for Commuter Routes & Rail Travel

Reception Hall
A door opens from the courtyard into the hallway, having an oak staircase rising to the first floor accommodation, tiled flooring and a door opening to a second staircase leading to the lower ground floor. Oak doors open into the **Cloakroom** and:

Impressive Open Plan Kitchen with Family & Dining Rooms 11.0 x 6.7m (approx. 22'0 x 36'1)
A magnificent open plan space extending across the rear of the property, offering versatile living and dining areas alongside and high quality kitchen. The **Kitchen** is finished to an exceptional standard, having contrasting shaker island, wall and base units with granite worksurfaces over, housing an inset sink with side drainer and integrated appliances including dishwasher and fridge freezer. A recess houses the dual fuel range cooker and the worktops extend beyond the island unit to provide an entertaining style breakfast bar. Solid oak flooring extends into the **Dining Area** where views can be enjoyed over the gardens through French doors with full height panels, and the **Family Room** features an arched brickwork fireplace with wood burning stove inset, as well as a window to the rear. A door opens to the second oak staircase which leads down to the **Lower Ground Floor**

Cloakroom
Fitted with vanity wash basin and WC, with contrasting tiled flooring, half tiled walls, a heated towel rail and an obscured window to the front

Stairs lead down to the **Lower Ground Floor** level, where there is a luxurious bedroom suite and a spacious reception room, being an ideal extension to the main living space or space to create ancillary accommodation

Spacious Lounge 7.28 x 6.45m (approx. 23'11 x 21'2)
This spacious reception room has Karndean herringbone flooring extending throughout and a window with shutters facing the rear aspect, and there is a useful study space to one side. Oak doors open into the **Second Bedroom** and the **Bathroom**

Stairs rise to the **First Floor Landing**, having oak flooring, a skylight and doors leading into:

Master Bedroom 5.78 x 3.46m (approx. 18'11 x 11'4)
A generous principal bedroom suite, having a dressing area fitted with a range of wardrobes and storage and a window to the rear. With private use of:

En Suite 2.7 x 1.35m (approx. 8'11 x 4'5)
Comprising a modern suite having A door opens into the **Airing Cupboard** which houses the hot water cylinder and boiler.

Bedroom Three 3.76 x 3.56m (approx. 12'4 x 11'8)
Another double room having a window to the rear, oak flooring and private use of a **Walk in Wardrobe** 2.38 x 1.55m (approx. 7'10 x 5'1). Another door opens into:

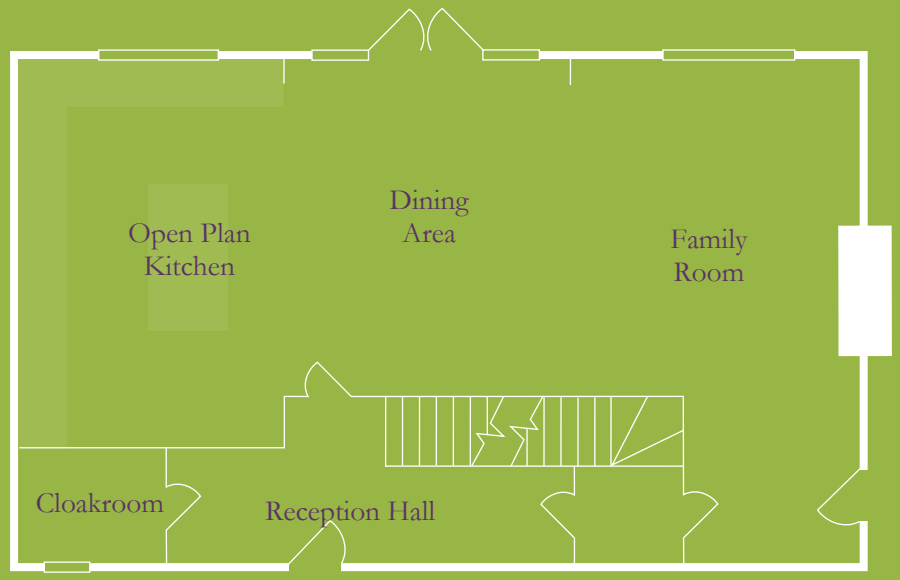
En Suite 2.38 x 1.92m (approx. 7'10 x 6'3)
Fitted with wash basin set to vanity unit, WC and double shower, with tiled flooring, half tiled walls and a heated towel rail. A door opens to a useful walk in **Airing Cupboard** housing ample storage space and the hot water cylinder

Bedroom Four 3.46 x 2.37m (approx. 11'4 x 7'9)
Another double room having oak flooring and a window to the rear enjoying garden views

From the **Lounge**, doors open into the **Lower Ground Floor** level bedroom suite, being an ideal self contained living space or a secluded guest suite

Guest Bedroom Two 4.9 x 3.31m (approx. 16'1 x 10'10)
A spacious double room having a window to the rear with shutters and herringbone flooring

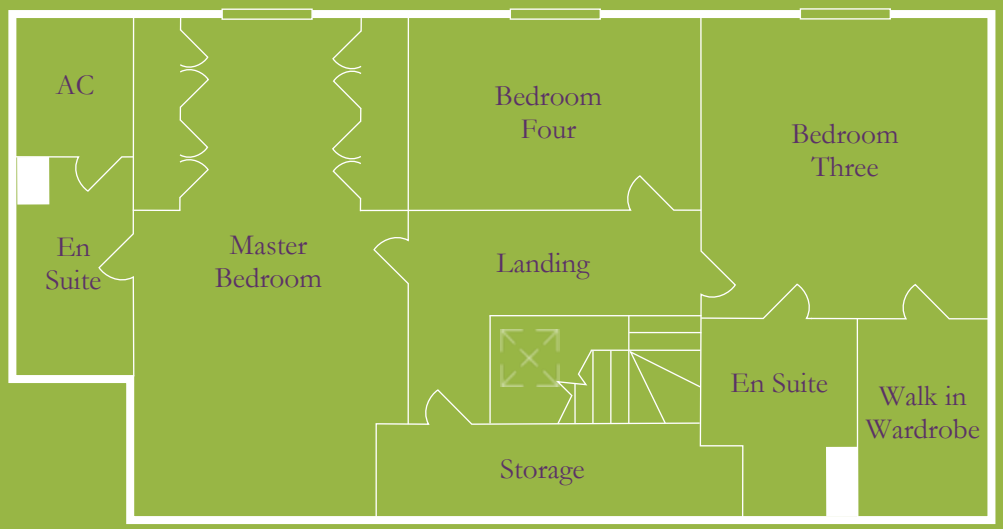
Refitted Bathroom 3.27 x 1.36m (approx. 10'9 x 4'6)
Servicing as an en suite to the bedroom next door, a traditionally styled suite comprises wash basin set to vanity unit, WC and claw foot bathtub with shower attachment, with tiled flooring, half tiled walls and a heated towel rail



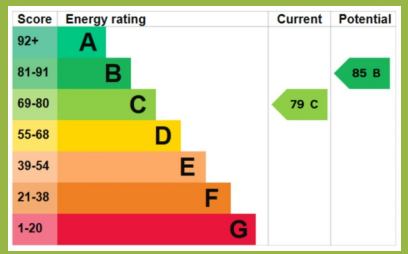
Ground Floor

Lower Ground Floor

Floor Area: 2,023 ft²



First Floor



PH RESIDENTIAL

T 01283 575 000
E sales@phresidential.co.uk
W www.phresidential.co.uk

The Promenade
Barton Marina
Barton under Needwood
DE13 8DZ

rightmove

Follow to View
Property For Sale:

Outside
A sweeping driveway leads from Mill Lane into this secluded private courtyard, where the property benefits from parking for two vehicles as well as access into the garage. In addition, there is allocated visitors parking and a blue brick pathway leads to the front door of the property which is ideally positioned in the secluded corner of the courtyard. A gated walkway to one side gives access into the rear garden

Large Garage 5.0 x 3.45m (approx. 16’5 x 11’4)
With a manual entrance door, power and lighting

Landscaped Rear Garden
Extending to the rear and side of the property, the delightful gardens enjoy plenty of privacy and have been landscaped to create a characterful Staffordshire blue brick terrace, manicured lawns and raised sleeper-edged flower beds stocked with a variety of shrubs, flowers and foliage. There is exterior power, lighting and water

Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.

Ph SW 21.04.2026