

Peel Cottage, 60 Park Lane, Bonehill, B78 3HZ

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Residing within a generous and established gated plot in this desirable village location is Peel Cottage, a delightful character cottage offering extensive and versatile interiors, four double bedrooms plus a home office and an additional one bedroom self contained annexe. Enjoying a pleasantly peaceful setting within this desirable and well connected village, the traditional and characterful Peel Cottage has been remodelled and extended over time to create flexible and generous accommodation including four reception rooms, dressing rooms ripe for conversion and extensive outside space, with the property being ideal to suit a growing family, multi generational living or the option to provide rental income through the annexe. Solar Panels are included in the sale and offer the benefit of lower running costs on this substantial property.

Double gates open into the established and secluded plot, which offers ample parking, a double garage and further gates into the formal gardens servicing both the main house and annexe. From the courtyard, double gates lead into the main part of the cottage, where there are three generous reception rooms and a study, a dining kitchen with pantry, utility and shower room, with four bedrooms to the first floor serviced by two bathrooms and dressing rooms to the master and second bedrooms. Exposed beams and charming features can be appreciated throughout, and the self contained annexe can easily be connected or separated from the main cottage, being ideal to provide separate rental income. Within the annexe there is a generous reception room, modern kitchen and shower room, with a double bedroom to the first floor and private gardens to the rear. the study and ground floor shower room also offer potential to create an additional self-contained space. Combining character, generous proportions and exceptional flexibility, Peel Cottage presents a rare opportunity to enjoy peaceful village living within a highly accessible and well-connected location, with accommodation capable of evolving alongside the needs of its future owners.



Combining a fascinating historical setting with excellent transport connections, access to local schooling and the amenities of nearby Tamworth, Bonehill offers a sought after balance of traditional Staffordshire living with convenience and connectivity. Its proximity to the historic Bonehill House further enhances the area's distinctive appeal, with this distinctive character residence having formerly been home to relatives of the notable prime Minister Sir Robert Peel.

Bonehill is conveniently positioned for access to amenities in both the village and the nearby town centre. Local Primary Schools include Millfield Primary and Longwood Primary, while secondary education is available at schools such as The Rawlett School and Tamworth Enterprise College.

Bonehill also benefits from excellent transport links, making it well placed for commuters and those travelling throughout the Midlands and further afield. The nearby A5 offers connections to Lichfield, Shenstone and Cannock, with the A38 and M42 providing further access to Birmingham and the wider motorway network. For rail travel, Tamworth railway station offers excellent services to Birmingham, London and a variety of other key destinations, making the area particularly convenient for both regional and national travel.

- **Detached Cottage in Wrap Around Plot**
- **Self Contained One Bedroom Annexe**
- **Solar Panels - Efficient Running Costs**
- **Extensive Family Accommodation**
- **Ideal Multigenerational Living/Potential Rental Income**
- **Three Spacious Reception Rooms**
- **Farmhouse Dining Kitchen with Pantry**
- **Study/Ground Floor Bedroom**
- **Utility, Shower Room & Cloakroom**
- **Four Bedrooms, Two Dressing Rooms**
- **Bathroom & Shower Room**
- **Annexe Fifth Bedroom, Kitchen, Living/Dining Room & Shower Room**
- **Gated Entrance to Ample Parking & Double Garage**
- **Secluded Formal Gardens & Gated Courtyard**
- **Well Placed for Commuter Routes & Robert Peel Hospital**

Double gates open from Park Lane into a sweeping block paved driveway, lined with mature foliage and trees and providing parking for numerous vehicles. A further set of double gates leads into the **Courtyard Garden**, where the front door opens into the **Entrance Porch.** A characterful stained glass door opens into:

Family Room 4.95 x 4.8m (approx. 16'2 x 15'8)
A spacious reception room showcasing a wealth of exposed beams and a stained glass door opening into the **Rear Hall** where stairs rise to the first floor accommodation and a door opens out to the rear formal gardens. An opening leads into the **Kitchen**, and a door opens through to:

Lounge 5.6 x 5.05m (approx. 18'4 x 16'7)
This generous dual aspect reception room has windows overlooking the rear gardens and courtyard, having impressive tall ceilings with elegant plaster detailing. A period fireplace houses an open fire, and there is a door into the **Annexe Living & Dining Room**

Dining Kitchen 5.36 x 3.38m (approx. 17'7 x 11'1)
The **Kitchen** comprises a range of painted wall and base units housing an inset sink and a range cooker. There is space for a dining table and chairs, double doors open out to the rear gardens and a window overlooks the courtyard garden to the front. A door opens into the **Pantry**, where there is ample fitted storage space as well as access into the walk in boiler cupboard which also houses space for a tumble dryer. An opening leads into:

Dining Room 5.7 x 4.22m (approx. 18'8 x 13'10)
Another generous reception room having windows to the rear and a door opening out to the rear garden

Utility 3.76 x 2.16m (approx. 12'4 x 7'1)
Base units house space for a washing machine, and the utility has a door opening out to an enclosed area of the front facing courtyard garden. Character stripped pine doors open into the **Cloakroom** WC and:

Study 1.82 x 1.8m (approx. 5'11 x 5'11)
A useful home office or potential ground floor bedroom, having a fixed skylight

Shower Room
Comprising pedestal wash basin, WC and double shower, with tiled flooring ad walls and a heated towel rail















Stairs rise from the **Rear Hall** to the split level **Galleried Landing,** featuring impressive vaulted ceilings with beams, a skylight and doors leading from two sides into four good sized bedrooms, two of which also benefit from a dressing room. Stairs leads firstly to a smaller landing with access into a shower room and two bedrooms, with the main landing leading into :

Master Bedroom 3.63 x 2.72m (approx. 11'11 x 8'11)
A generous double room having a window to the rear with pleasant garden views, and private use of:

Dressing Room 3.43 x 1.94m (approx. 11'3 x 6'4)
With a range of fitted wardrobes, impressive vaulted ceilings and exposed beams

Bedroom Four 3.48 x 3.23m (approx. 11'5 x 10'7)
Having a window to the front

Bathroom
Having a pedestal wash basin, WC fitted to a range of vanity units and a corner bathtub with shower unit over, with tiled splash backs and a window to the rear

Bedroom Two 3.35 x 3.15m (approx. 11'0 x 10'4)
Another double room having a window to the front and sliding doors into a **Dressing Room,** which in turn opens into a **Loft Store**

Bedroom Three 3.7 x 2.36m (approx. 12'2 x 7'9)
With a window to the rear aspect and a wealth of exposed beams

Shower Room
Fitted with wash basin set to vanity unit, WC and shower cubicle, with half tiled walls, a heated towel rail and an obscured window to the rear









Annexe
From the driveway, a entrance door opens into the kitchen, giving a private entrance to this versatile self contained living space. Gated access to one side also leads into an area of rear garden which currently belongs to the annexe.

Kitchen 3.86 x 1.68m (approx. 12'8 x 5'6)
The Kitchen comprises modern wall and base units housing an inset sink and an integrated oven with gas hob above, as well as housing spaces for s fridge freezer ad further below counter appliance. there is window to the rear and doors open into the **Shower Room** and through to:

Living & Dining Room 5.36 x 4.27m (approx. 17'7 x 14'0)
A spacious reception room having ample dining and living areas, with French doors opening out to the private rear garden

Shower Room
Fitted with wash basin, WC and corner shower, with half tiled walls, an obscured window and a heated towel rail

Bedroom (Five) 3.85 x 2.96m (approx. 12'7 x 9'8)
Stairs rise from the **Living & Dining Room** to this generous double bedroom features exposed beams and vaulted ceilings, as well as having a window to the rear





















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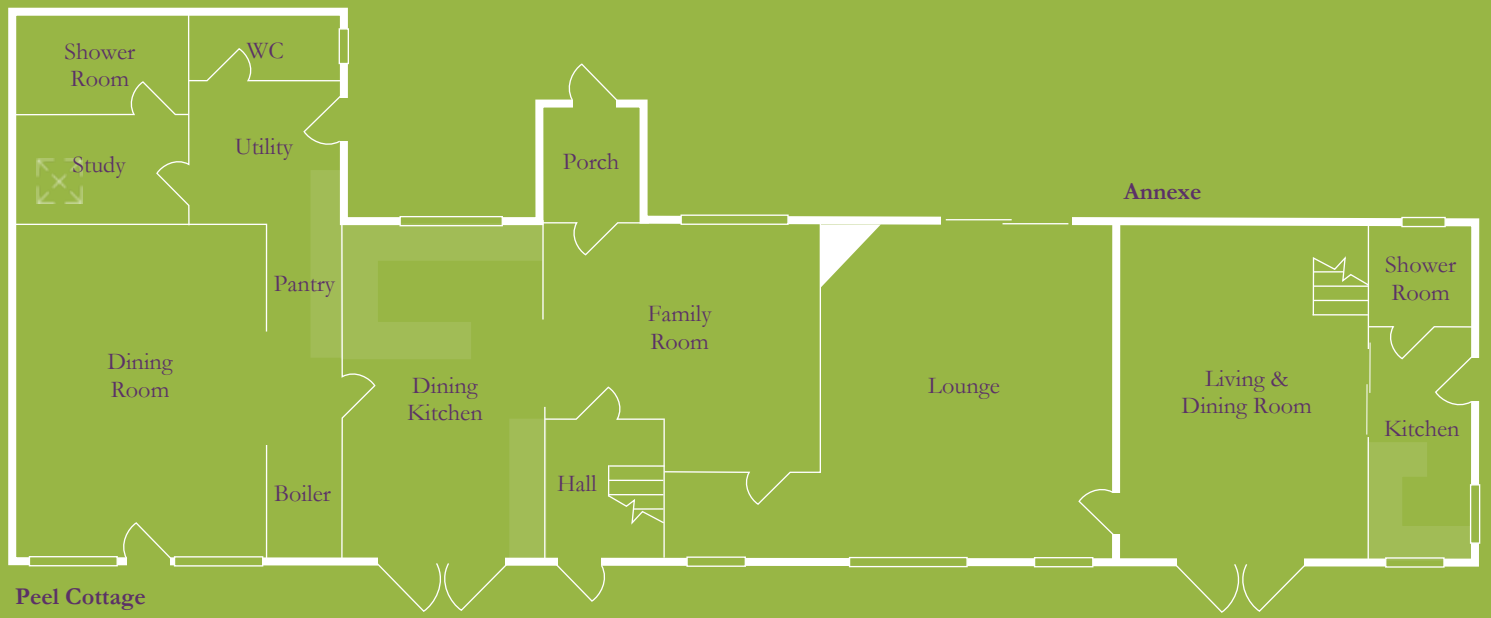
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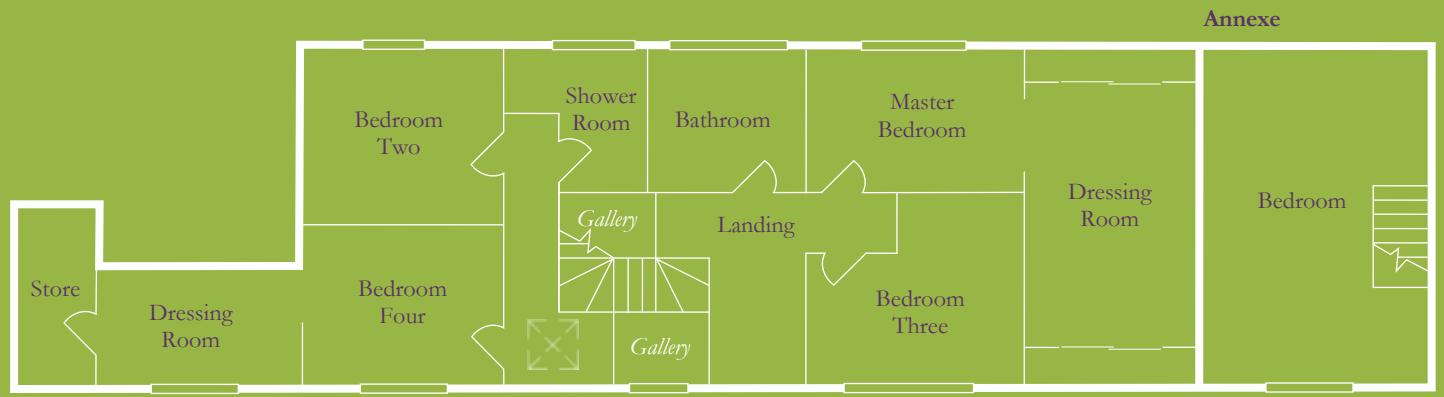
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Property For Sale:

Floor Area: 2,691 ft² / 250 m²



Peel Cottage



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Outside & Gardens

Peel Cottage resides on the peaceful Park Lane, being within easy reach of local amenities, schools and the well connected road network. Double gates open into the generous sweeping driveway, where there is ample parking as well as well mature gardens providing privacy to all sides. There is access via a manual entrance door into the **Detached Double Garage,** with gates to the side opening into a secluded block paved courtyard to the front aspect. Another gate opens into the rear garden, where are area has been sectioned off to provide a secluded formal garden for the **Annexe**

The **Courtyard** to the front of Peel Cottage is arrange in two gated areas, one having access into the **Porch** and another leading into the **Utility**, where a shower room and study offer potential for a ground floor bedroom suite. To the opposite side of the cottage there is a secluded **West Facing Garden**, bordered by a character brick wall to one side with pretty gravelled and paved seating areas. There is exterior lighting and water, and the garden enjoys a sunny west-facing aspect, having morning sun to the courtyard and after-noon sun in the main gardens.

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Ph SW 24.08.2026