

Tamhorn Farm Cottages

Whittington, WS14 9JJ

John 
German





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£495,000

A delightful and deceptive extended four-bedroom end cottage situated alongside the canal in a most charming location just outside of Whittington.



Wind in the Willows is a unique and delightful deceptively spacious four-bedroom end cottage which has been extended to provide spacious accommodation with many charming features including beamed ceilings, inglenook fireplaces, lean to conservatory with utility area and on the first floor is an impressive principal bedroom with en-suite bathroom.

The cottages are located in a small cluster alongside a beautiful canal way outside the village of Whittington, ideal for the commuting networks such as the Trent Valley Station for the high speed Train to London, and ideal for connection to all major motorway links, yet nestled in a picturesque setting. Excellent local primary school and sought-after King Edward High School catchment.

A stable door leads to the entrance porch with quarry tiled flooring and a doorway leading into the reception hall where doors lead off. On the right is the fitted kitchen with a range of wooden base and wall mounted units with roll top work surfaces over, inset sink and drainer and appliances including an electric hob, electric oven, space for a microwave and fridge and plumbing for a dishwasher. There is a wall mounted Vaillant gas central heating boiler, tiled flooring and an integrated wine rack.

Across the hall is the dining room with beamed ceiling, oak veneer flooring and open access into the snug sitting room with feature inglenook fireplace with space for an log burner (subject to regulations) and stone hearth, beamed ceiling and French doors leading to a private courtyard style garden.

At the end of the hallway is the spacious living room with beamed ceiling, feature brick inglenook fireplace with Clearview log burning stove on a slate hearth. Sliding doors lead onto the patio and a south facing garden. Completing the ground floor accommodation is the guest cloakroom with a white two-piece suite and the lean to conservatory which has a utility area with base and wall mounted units with work surfaces, plumbing for a washing machine, laminate flooring and French doors out to the rear garden.

On the first floor the galleried landing has built-in storage and doors off to four bedrooms. Bedroom one is an excellent size room with fitted wardrobes and an en-suite bathroom with a freestanding roll top Victorian style bath. The three remaining bedrooms are all served by the family bathroom which has a white suite including panelled bath with tiled surround, separate shower enclosure, WC and wash hand basin.

Outside to the front the property is approached by a private road over a quaint canal bridge which leads to two parking areas, one in front of the detached double garage with two up and over doors and further parking in front of the house. A pathway leads beneath a pretty wooden walkway down the side to the 'secret garden', with a block paved seating area with space for a table and chairs and views of the canal. To the rear is a private garden which is mainly laid to lawn with paved patio area, display borders, mature trees and further views of the canal.

Agents Notes: There is an annual charge of £400 for access over the canal bridge. The property is accessed via a private road with the two adjoining properties having right of way across the front. Broadband services are available. Mooring rights are available on application. The vendors have a garden agreement with British waterways extending to the winding hole, providing ample room for mooring.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water and electricity are believed to be connected. The property has LPG central heating. There is no mains gas. There is no mains drainage. Private drainage is by way of a communal septic tank shared between the four properties with shared maintenance responsibilities. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk ; www.lichfielddc.gov.uk/planning

Our Ref: JGA/23072020

Local Authority/Tax Band: Lichfield District Council / Tax Band C







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents' Notes

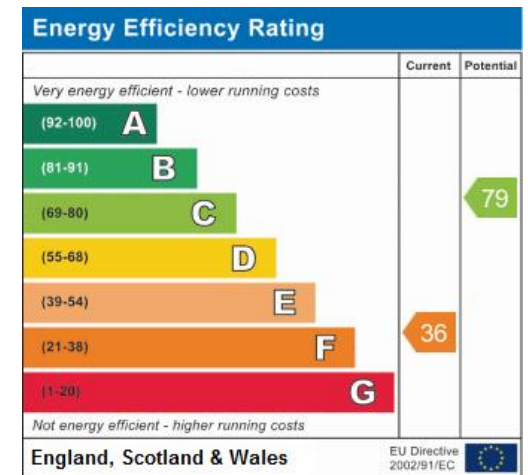
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