



The Orchard, Brickhouse Lane, Elford, Tamworth,  
Staffordshire, B79 9DE

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## The Orchard, Brickhouse Lane, Elford, Tamworth, Staffordshire, B79 9DE

# £1,190,000

Enjoying a glorious rural setting just three quarters of a mile from the heart of the pretty village of Elford lies this most impressive Grade 2 Listed barn conversion home. Offering particularly substantial accommodation the barn is beautifully presented throughout, and offers a versatility in its layout and can be adapted to most buyers needs. With the majority of the accommodation on the ground floor there is, in addition, a stunning master bedroom suite on the first floor which incorporates a glorious bedroom with high vaulted ceiling and exposed roof trusses, together with en suite and dressing room. Standing in gardens and grounds of some 2 acres with splendid countryside views the property has an exacting specification throughout. The pretty village of Elford lies just 6 and half a miles from the cathedral city of Lichfield and 5 miles from Tamworth which makes it an ideal location for accessing either town. The superb road network which serves the area provides great commuter links, with cross-city and Inter-city travel available in both Tamworth and Lichfield. With its stylish presentation and generous accommodation extending to some 3,250 square feet, an early viewing of this very fine barn conversion home is strongly recommended.



### RECEPTION HALL

7.63m x 2.95m (25' 0" x 9' 8") approached via twin glazed entrance doors with matching side panels and having double glazed windows to front, tiled flooring, double radiator with decorative cover and doors leading off to further accommodation.

### GUESTS CLOAKROOM

having a white suite comprising pedestal wash hand basin and low flush W.C., half height wall tiling, tiled flooring, extractor fan, loft access, radiator and double glazed window to rear.

### MAGNIFICENT DINING KITCHEN

7.42m x 5.75m (24' 4" x 18' 10") having granite work surfaces with granite upstands with base storage cupboards and drawers, matching cupboard cupboards with glazed display cabinets, stainless steel sink and drainer with mixer tap, tiled splashbacks, space for range style double oven with tiled splashback and Stoves stainless steel extractor hood over with downlighters, integrated dishwasher and two fridges, tiled flooring, double radiator, exposed timbers and beams, double glazed window to rear and double glazed picture windows to front with French doors opening to a terrace.

### UTILITY ROOM

2.45m x 2.07m (8' 0" x 6' 9") having wall and base cupboards, roll top work surfaces, stainless steel sink and drainer with swan neck mixer tap, tiled splashbacks, space and plumbing for washing machine and tumble dryer, oil fired central heating boiler, tiled flooring, extractor fan and double glazed door to rear courtyard.

### SITTING ROOM

6.27m x 5.57m (20' 7" x 18' 3") having feature brick fireplace with exposed brick chimney breast with timber mantel and cast-iron multi fuel burner on a brick base, oak flooring, two double radiators with decorative covers, exposed timbers and beams and full height double glazed picture windows to front.

### STUDY

5.57m x 2.58m (18' 3" x 8' 6") having stairs to first floor with cupboard beneath, a range of fitted furniture comprising bookshelves, desk unit and cupboards and drawers, oak flooring, exposed timbers to ceiling, radiator and double glazed window to side.

### INNER HALL

having radiator with decorative cover and doors leading off to:



### LARGE FAMILY LOUNGE

6.46m x 5.92m (21' 2" x 19' 5") having oak flooring, exposed timber roof truss and beams, two double radiators with decorative covers and double glazed French doors leading out to a terrace.

### GUESTS BEDROOM TWO

5.89m x 6.14m max (3.72m min) (19' 4" x 20' 2" max 12'2" min) having double glazed windows to each side, two radiators and door to:

### EN SUITE SHOWER ROOM

3.72m x 3.72m (12' 2" x 12' 2") having white suite comprising shower cubicle, pedestal wash hand basin and close coupled W.C., fully tiled walls and tiled floor, electric shaver point, inset lighting, extractor and double glazed window to side.

### BEDROOM THREE

4.27m x 3.81m (14' 0" x 12' 6") having double glazed windows to front, wood laminate flooring, radiator, wardrobe and desk unit.

### BEDROOM FOUR

4.27m x 3.57m (14' 0" x 11' 9") having double glazed windows to front, wood laminate flooring radiator fitted furniture comprising wardrobes, desk unit and bookshelves.



## FAMILY BATHROOM

having a white suite comprising Jacuzzi bath with shower attachment, separate shower cubicle, pedestal wash hand basin and close coupled W.C., fully tiled walls, tiled flooring, electric shaver point, inset lighting, radiator, extractor fan and double glazed window to rear.

## FIRST FLOOR

approached via the staircase from the study and having door to:

## MASTER BEDROOM

6.73m max (5.52m min) x 5.66m (22' 1" max 18' 1" x 18' 7") having feature stone fireplace with inset living flame LPG gas fire, double glazed windows to front and side, fitted furniture comprising wardrobes, drawer unit and vanity unit, two double radiators, exposed timbers and beams, door to en suite and door to WALK-IN WARDROBE providing excellent storage space with access to loft storage.

## RE-FITTED EN SUITE SHOWER ROOM

beautifully re-fitted and fully tiled having a roll top clawfoot bath with mixer tap, vanity unit with inset wash hand basin and cupboard space below, large corner shower cubicle with thermostatic shower fitment, W.C. with concealed cistern, electric shaver point, extractor fan, heated towel rail/radiator, low energy downlighters, wall mirror with lighting and feature tiled flooring.



## OUTSIDE

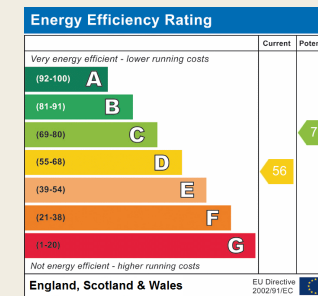
The property is approached via electric gates leading to a sweeping gravelled driveway which provides parking for numerous vehicles, and dwarf walls leading to a meadow with a natural pool, and formal gardens having lawns and raised mature well stocked borders. To the front are brick block and paved seating areas, and a separate gated access leads to a vehicular access providing a right of way to neighbouring properties, and also leads to a separate paddock with TIMBER WORKSHOP 6.83m x 5.33m (22' 5" x 17' 6") a useful and versatile workshop having double doored access, light, power and windows.

## DOUBLE GARAGE

6.50m x 5.93m (21' 4" x 19' 5") approached via twin electric up and over entrance doors and having personal access door to courtyard and light and power.

## COUNCIL TAX

Band G.



## TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

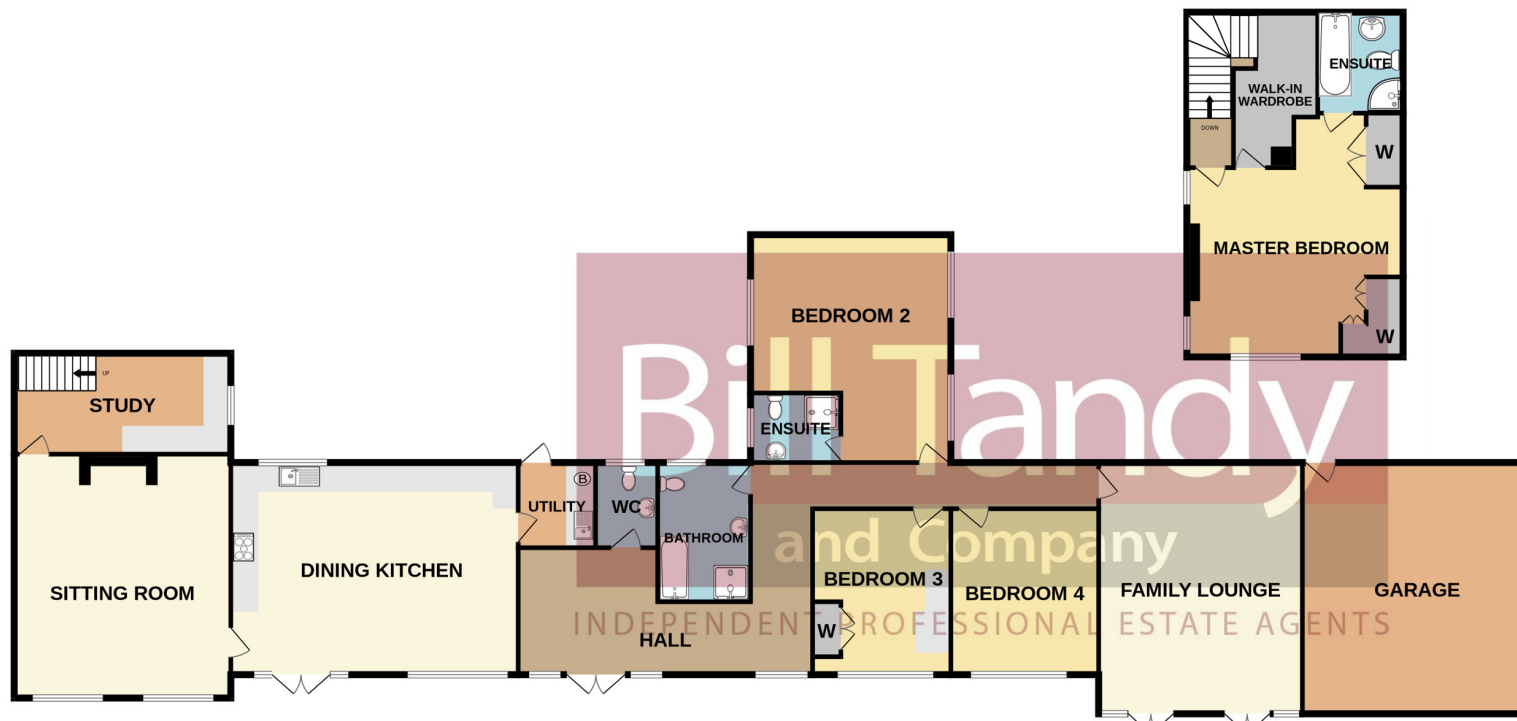
## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



THE ORCHARD, BRICKHOUSE LANE, ELFORD B79 9DE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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