



The Greenyard, Main Road, Harlaston, B79 9JX

Residing within secluded, south-west facing walled gardens is The Greenyard, an elegant and immaculately presented converted barn showcasing a wealth of character throughout, a tranquil rural village setting and spacious interiors including four double bedrooms and an impressive dining kitchen. Originally dating back to the 1850s where it served as a working farm, The Greenyard has been refurbished extensively since its original conversion to include a remodelled kitchen, boot room and pantry, refitted bathrooms and a full rewire, with the accommodation ideally

laid out to suit those also looking for ground floor annexe or bedroom space.

The interiors feature a wealth of exposed beams, characterful fireplaces and original doors, with the reception hall featuring the stable's original feed trough and saddle rack. Also to the ground floor are two generously proportioned reception rooms and a refitted boot room, with a magnificent open plan kitchen providing a most impressive living space with bespoke pantry. Two double en suite bedrooms are set to the first floor, with a further two bedrooms to the ground

floor serviced by a shower room. Outside, there is parking and a detached triple garage with electric entrance doors to the side of the barn, with double gates opening into the walled gardens which offer an idyllic and sunny space to appreciate the peaceful village setting. The Greenyard is serviced by LPG central heating, double glazed wooden framed windows (some with secondary glazing) and mains drainage. Planning permission has also been granted for a two storey extension to be added to include an entrance hall, garden room and fifth bedroom.

The Greenyard lies in the heart of this desirable rural village within a secluded garden plot enjoying pleasant views towards the village Church.

This popular Mease Valley village is home to an active community and an attractive main street lined with historic homes, and offers amenities including a Church, children's playground, a post office/village store and the White Lion pub, with further amenities available in the nearby market town of Tamworth and Cathedral City of Lichfield. Many countryside walks and public footpaths can also be enjoyed from the doorstep.

The location allows for good access to both the A38 and M42 giving swift onward travel to the commercial centres of Birmingham, Solihull, Coventry, Nottingham, Leicester and Derby, and the International Airports of Birmingham and East Midlands are both within a comfortable commute. Regional and national rail travel is available from both Tamworth and Lichfield where swift links to Birmingham and London (in 80 mins) can be found.

Nearby Primary Schools include Mary Howard in Edingale, St Andrews C of E in Clifton Campville and Howard Primary in Elford, with secondary education continuing at John Taylor High in Barton under Needwood and the John Taylor Free School in Tatenhill. There are also a prestigious range of independent schools in the area including Twycross House, Lichfield Cathedral and Repton.

- Individual Barn Conversion
- Desirable Rural Village Setting
- Sunny South-West Facing Plot
- Beautifully Refurbished Interiors
- Self-Contained Annexe Potential
- Planning Granted for Two Storey Extension
- Magnificent Open Plan Dining Kitchen
- Two Spacious Reception Rooms
- Reception Hall, Boot Room & Pantry
- Four Double Bedrooms
- Two En Suites to First Floor Bedrooms
- Ground Floor Shower Room
- Detached Triple Garage & Parking
- Secluded Walled Gardens
- LPG Central Heating & Double Glazed
- Tranquil Location in Rural Village
- Ideal for Commuter Routes & Rail Travel





A brick paved pathway leads to the recently fitted front door, which opens in turn into:

Reception Hall 3.83 x 2.43m (approx. 12'6 x 7'11)

A characterful welcome to this individual countryside home, having formerly been part of the stables with an original trough and saddle rack still featured within the hall. Tiled flooring with under floor heating extends into the kitchen, and a door opens into:

Dining Room 4.65 x 4.33m (approx. 15'3 x 14'2)

A spacious reception room having windows to the front, exposed beams and a useful fitted storage cupboard

Sitting Room 4.68 x 4.4m (approx. 15'4 x 14'5)

Another immaculate reception room having dual aspect windows, oak flooring and feature fitted shelving. An inglenook fireplace houses a wood burning stove is set to tiled hearth

Magnificent Dining Kitchen 7.26 x 3.78m (approx. 23'9 x 12'4)

Having been refitted to an excellent standard, the kitchen features impressive vaulted ceilings with exposed beams, alongside windows overlooking the walled gardens and skylights providing plenty of natural light. The **Kitchen** is fitted with a range of in-frame base and full height units with marble finish quartz worksurfaces over, housing a double Belfast sink and integrated appliances including dishwasher and fridge. There is space for a range cooker, and there is further space for a fridge freezer. tiled flooring with underfloor heating extends throughout, a central island offers ample additional storage and workspace, and double doors open out to the gardens from the **Dining Area**. Reclaimed double doors open into as fabulous **Pantry**, having bespoke fitted units housing spaces for a washing machine and tumble dryer, as well as a double width pantry cupboard with drawers below



Boot Room 2.46 x 2.08m (approx. 8'1 x 6'9)

Having also been refitted to coordinate with those of the kitchen, this boot room is fitted with a WC doubling as a cloakroom, having full height and base units with marble finish quartz worktops over housing an inset Belfast sink. A bench provides additional hidden storage and the boot room has an arched window to the side and tiled flooring



Stairs rise to the **First Floor Landing**, where doors opening into two of the four bedrooms:

Master Bedroom 4.95 x 3.85m (approx. 16'2 x 12'7)
A spacious principal bedroom having windows to three sides overlooking pleasant views towards the village church and over the walled rear garden. There are a range of fitted wardrobes and a door opens into:

En Suite 2.11 x 1.36m (approx. 6'11 x 4'5)
A white suite comprises fitted wash basin, WC and shower, with travertine tiled flooring and splash backs, a window to the rear and a heated towel rail

Bedroom Two 3.98 x 3.43m (approx. 13'0 x 11'3)
Another double room having dual aspect windows, a range of fitted wardrobes and private use of:

En Suite Bathroom 3.47 x 2.6m (approx. 11'4 x 8'6)
Comprising a traditional suite having pedestal wash basin, WC, claw foot bathtub and separate shower, with tiled flooring, tiled splash backs, exposed beams and a window to the rear

A door from the kitchen leads into two further double bedrooms, offering ideal accommodation to suit a live-in relative. The hallway leads into:

Bedroom Three 3.76 x 3.1m (approx. 12'4 x 10'1)
A spacious double bedroom having arched window to the side and exposed beams. A step rises to a vestibule housing useful fitted storage, and a door opening into:

En Suite 2.6 x 1.83m (approx. 8'6 x 6'0)
Comprising a traditional suite having washstand, WC and walk in level access shower, with an arched window to the side, travertine tiled flooring and half tiled walls

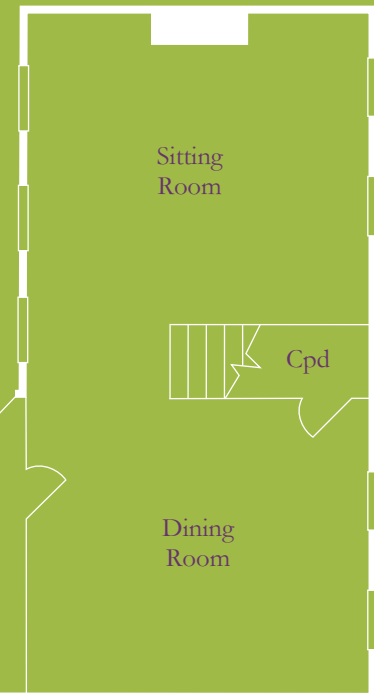
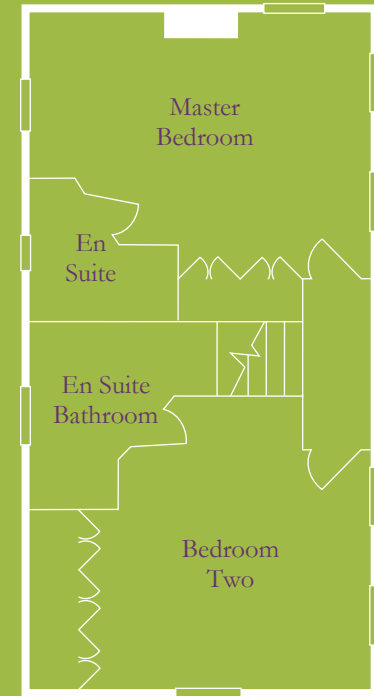
Bedroom Four 3.15 x 2.78m (approx. 10'4)
A fourth double bedroom having an arched window overlooking the gardens, exposed beams and vaulted ceilings







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





Outside

Set at an impressive elevated position, a driveway owned by the property leads to the side where there is parking to the fore of the garage, with a walled boundary enclosing the garden and double gated opening into the garden. The LPG tank is housed to one side and there is parking to the fore of:

Detached Triple Garage 7.9 x 4.72m (approx. 25'11 x 15'6)

Having electric double and single entrance doors, power and lighting. There is also automatic PIR lighting to the exterior of the garage and driveway

South-West Facing Gardens

Enjoying an excellent degree of privacy and tranquil views towards the village church tower, the gardens offer a secluded and sunny outside space to enjoy the tranquil village setting. A brick paved terrace leads onto well tended lawns bordered with raised beds and character brick wall boundaries, with an outdoor kitchen housing an inbuilt charcoal BBQ and space for stools below. A terrace next to the property provides a pleasant covered entertaining space, and there is exterior power, lighting and a water point

Please Note: The driveway is owned by The Greenyard, with neighbours having a right of way to access their properties. The property is link-detached to the neighbour via the ground floor wall between the shower room and cupboard.

Planning Permission has also been granted for a rear two storey extension to add a further entrance hall, garden room, porch and fifth bedroom. The planning reference is 21/00736/FUH

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 that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

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.

