



**Willow Lodge**, Main Road, Harlaston, B79 9JY



Set on the rural outskirts of Harlaston is Willow Lodge, an immaculately presented detached cottage benefitting from beautifully refurbished interiors, four bedrooms plus a study and home gym, and tranquil outside space including a stunning 1 acre garden with outdoor kitchen and a detached double garage offering ideal potential for conversion into an annexe or air BnB. Showcasing a wealth of character throughout including thumb latch doors, exposed beams and inglenook fireplaces, Willow Lodge has been thoroughly upgraded with modernisations to include a refitted oil fired boiler (in 2020) and new radiators, new windows throughout (in 2020), replastering, new oak flooring and the superb

addition of a home gym and an impressive Orangery with bifold doors overlooking the rear gardens. The location is a real feature of this impressive home, with the cottage enjoying stunning views over the surrounding countryside to all sides.

The interiors comprise briefly porch, reception hall, dining room, sitting room, impressive Orangery, study, dining kitchen, utility and cloakroom to the ground floor, with four bedrooms to the first floor serviced by two en suites and a family bathroom. There is potential to extend over the former garage to add a fifth bedroom suite, and the garage has been converted into a versatile gym/home

office/studio. Outside, the beautiful plot extends to around an acre and is bordered by rural farmland. The stunning rear gardens feature a bespoke oak framed outdoor kitchen, and a generous driveway provides parking for a number of vehicles and access into the detached double garage, which is ideal for conversion into an annexe or Air BnB accommodation (STPP).

Willow Lodge is nestled within picturesque Staffordshire countryside just minutes walk from the centre of the rural village of Harlaston, a charming location home to a village church, playground and park and a post office/village store. The location allows

for convenient access to both the A38 and M42 giving fast onwards travel to the further commercial centres including Birmingham, Coventry, Nottingham and Derby, and there are everyday amenities available in the nearby market town of Tamworth and the Cathedral City of Lichfield. National and regional rail travel is available from both Tamworth and Lichfield providing swift links to Birmingham, London and further afield and the International Airports of Birmingham and East Midlands are both within a comfortable commute. There are a prestigious range of independent schools in the area including Twycross House, Lichfield Cathedral School and Repton.



- Individual Detached Country Home
- Wealth of Character & Accommodation
- Home Gym/Studio & Annexe Potential
- Upgraded to Include a Full Internal Refit
- Stunning One Acre Garden Plot
- Three Reception Rooms & Study
- Open Plan Dining Kitchen & Utility
- Porch, Reception Hall & Cloakroom
- Four Bedrooms & Family Bathroom
- Master & Guest En Suites
- Beautiful & Extensive Gardens
- Bespoke Oak Framed Outdoor Kitchen
- Ample Parking & Detached Double Garage
- Detached Coach House ideal for Conversion into Annexe/Air BnB
- Tranquil Rural Setting with Views

The front door opens into a **Porch**, which in turn has an oak door leading into:

**Reception Hall** 3.25 x 1.76m (approx 10'7 x 5'9)  
Having oak flooring which extends throughout most of the property, doors leading to the **Dining Kitchen** and **Cloakroom** and an opening through to:

**Dining Room** 5.3 x 3.36m (approx 17'4 x 11'0)  
A spacious reception room having window to the front, exposed beams and brickwork, spindle staircase rising to the first floor and double doors into the **Orangery**. An inglenook fireplace houses a traditional multifuel burner and a door opens into:



**Sitting Room** 7.39, 5.29 x 5.42m (approx 24'3, 17'9 x 17'4)

Another generous reception room having windows to the front, exposes beams and an inglenook fireplace housing a wood burning stove. Double doors open into the **Orangery** and a further door leads into:

**Study** 3.02 x 1.88m (approx 9'10 x 6'1)

A useful work-from-home space, having a window to the rear enjoying a pleasant outlook over the gardens

**Orangery** 6.84 x 5.3m (approx 22'5 x 17'4)

A stunning addition to this individual home, having an impressive rooflight, windows to the side, bifold doors out to the gardens and a multifuel stove set to granite hearth. Opening into:

**Dining Kitchen** 7.67 x 4.01m (approx 25'1 x 13'2)

Having been refitted to a superb specification, the kitchen comprises a range of wall and base units with solid oak Butcher block worktops over housing an inset ceramic Rangemaster sink with side drainer, integral dishwasher and a recess housing space for a range cooker (existing Rangemaster stove as separate negotiation). There is a window to the side and the worktops extend to create an entertaining style breakfast bar. The kitchen opens into the dining area where bifold doors overlook the stunning gardens. Doors open to the **Reception Hall**, **Utility** and to a useful **Side Hall** giving access to the **Gym/Home office/Studio** as well as to the front and rear aspects of the cottage



**Utility** 2.77 x 2.17m (approx 9'1 x 7'1)

Fitted with wall and base units having solid oak Butcher block worktops over, housing an inset sink with side drainer and spaces for a fridge, freezer and washing machine. Having a window to the side, tiled splash backs and tiled flooring

**Cloakroom**

Comprising fitted wash basin low level WC and a window to the front

From the **Side Hall**, a door opens into:

**Gym/Home Office/Studio** 5.17 x 4.85m (approx 16'11 x 15'11)

An ideal home gym or office suite, having windows to the front and double doors out to the rear gardens



A character spindle staircase rises from the **Dining Room** to the first floor **Landing**, where there is a window to the rear, loft access and doors into:

**Master Suite** 6.03 x 5.3 (approx 19'9 x 17'4 – max)  
A spacious principal bedroom having dual aspect windows and private use of:

**En Suite** 3.33 x 1.78m (approx 10'11 x 5'10)  
A contemporary suite comprises pedestal wash basin, low level WC and walk in shower, with tiled flooring, tiling to splash backs, a chrome heated towel rail, Wärme designer heater and a window to the rear with rural views

**Bedroom Two** 8.65, 4.86m (approx 28'4, 15'11 x 12'11)  
A second spacious bedroom suite having windows to three sides all enjoying views and a door into:

**En Suite** 2.63 x 1.81m (approx 8'7 x 5'11)  
Comprising pedestal wash basin, low level WC and bathtub with shower unit over, with tiled flooring, tiled splash backs and a chrome heated towel rail

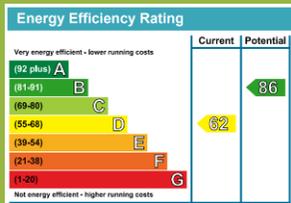
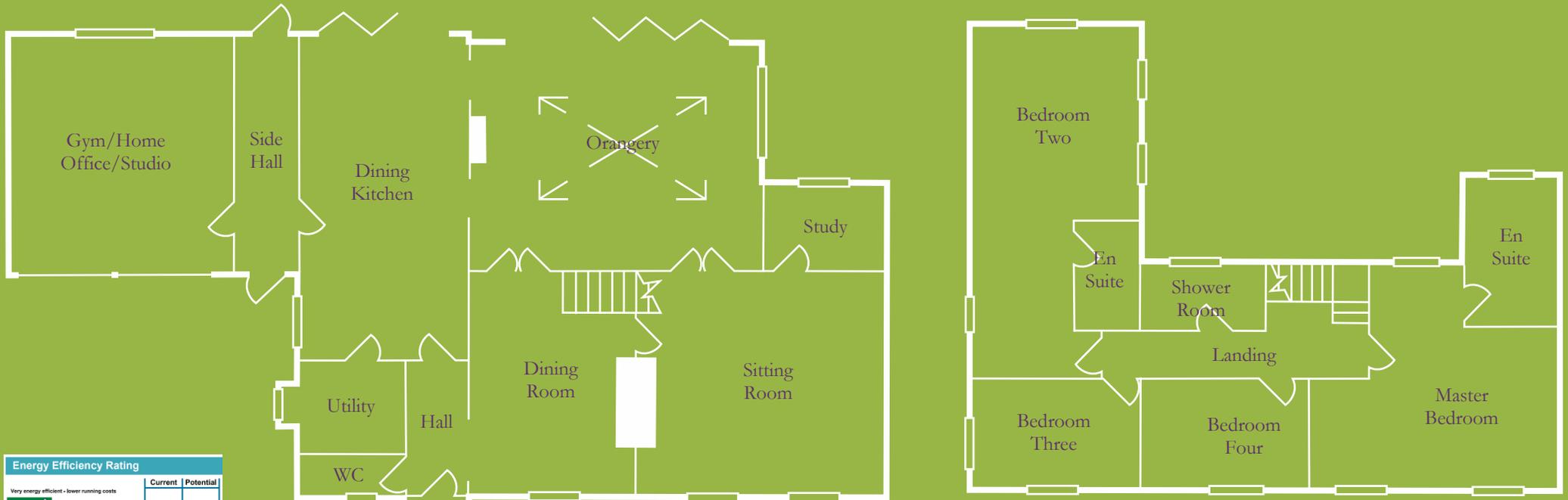
**Bedroom Three** 3.97 x 2.48m (approx 13'0 x 8'1)  
Another double room having windows to two sides with attractive views

**Bedroom Four** 3.96 x 2.54m (approx 12'11 x 8'4) – max  
Having a window to the front with open views  
**Bathroom** 2.78 x 1.76m (approx 9'1 x 5'9)  
Another modern suite comprising pedestal wash basin, low level WC and double shower, with tiled flooring, tiled splash backs and a window to the rear with views









### Outside

A walled entrance leads into the driveway for Willow Lodge where there is ample parking and turning space for a number of vehicles as well as gated access to the rear gardens. The oil tank is housed to the side of the property and the drive gives access into:

**Double Garage** 5.36 x 5.16m (approx 17'7 x 16'11)  
 Having been constructed to allow for conversion into an annexe, this superb detached garage

provides ideal potential for use as a self contained annexe, Air BnB rental or a guest house, having manual entrance doors and storage to the left

### Gardens

The stunning gardens extend to a generous **One Acre** and are laid to a gravelled terrace, granite patio with outdoor kitchen, mature trees and foliage. Lawns featuring mature trees, a vegetable plot and a small orchard extend to either side. The orchard is home to a variety of fruits including include

apples, pears, cherries, plums, damsons, peaches and hazelnuts and the greenhouse is included in the sale. A superb addition made by the current vendors is the **Oak Framed Outdoor Kitchen** 3.5 x 2.95m (approx. 11'5 x 9'8), set to a granite patio and housing base units fitted with wash basin, integral oven and gas hob, inset BBQ and spaces for a fridge and wine chiller

**Please Note:** there is a public footpath which crosses a corner of the garden

**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.