



Tarn Hows Cottage, 79 Stonehouse Road, Etchinghill, WS15 2LL

Residing within an established south facing garden plot is Tarn Hows Cottage, an immaculately refurbished four bedroom cottage overlooking dual aspect open views towards Cannock Chase and picturesque surrounding countryside. Having been substantially upgraded throughout, this elegant detached home has received a remodel to the ground floor accommodation as well as a new kitchen and a fabulous Orangery, a remodel/refit to the bathrooms and new 2024 windows and doors, as well as re-rendering, guttering and fascias to the exterior. Tarn Hows Cottage sits well within secluded landscaped gardens having secure electric gates to parking and a car port to the rear,

combining the ideals of peaceful rural living with convenient access to local amenities, schools and commuter routes.

The reception hall leads into two spacious reception rooms and a snug, with an open plan kitchen and Orangery extending to the rear highlighting idyllic views towards Cannock Chase. Also to the ground floor are a useful study, a laundry room and a refitted cloakroom. To the first floor there are four bedrooms and a family shower room, with further potential to convert the loft (subject to relevant permissions). The luxurious principal bedroom features a private en suite and dressing room with claw foot bathtub, as well

as a stunning balcony highlighting idyllic views to the rear. Outside, the cottage sits well within a landscaped garden plot, having electric gated opening to parking and an oak framed twin car port to the rear. Beautifully manicured gardens extend to the front and rear, offering plenty of secluded space to appreciate the open views and peaceful surroundings.

Tarn Hows Cottage lies on the tranquil outskirts of Rugeley bordering scenic Cannock Chase, a designated Area of Outstanding Natural Beauty offering a variety of outdoor pursuits including woodland walks, cycling trails and pony trekking. The market

town of Rugeley offers an excellent range of shopping and leisure amenities, being set alongside the Trent & Mersey Canal where lovely walks and canal trips can be enjoyed. A public bus route runs nearby and there are regular rail links from stations at Rugeley and Lichfield Trent Valley having direct links to Birmingham and London (in 80 minutes). The cottage is ideally located for travel along the M6, A51, A5 and A38 providing swift links to local towns and cities and access to Birmingham International Airport.



- Beautifully Refurbished Detached Home
- Tranquil Setting with Dual Aspect Views
- Sunny South Facing Garden Plot
- Extended, Upgraded & Re-Rendered
- 2024 Double Glazed Windows
- Two Reception Rooms & Snug
- Open Plan Kitchen & Stunning Orangery
- Reception Hall, Laundry & Cloakroom
- Master with Dressing Room & En Suite
- Three Further Bedrooms
- Refitted Family Shower Room
- Loft Conversion Potential
- Charming Wrap Around Gardens
- Double Car Port & Ample Gated Parking
- Located nr. Cannock Chase – Area of Outstanding Natural Beauty

The recently replaced entrance door opens into the:

Reception Hall 3.46 x 1.8m (approx. 11'4 x 5'10)
A charming welcome to this characterful home having stairs rising to the first floor, Karndean flooring and a glazed doors opening into the **Dining Room**

Snug 2.88 x 2.23m (approx. 9'5 x 7'3)
Leading open plan style from the hall, this versatile space has a window to the front and Karndean flooring. Doors open to a useful storage cupboard, and into:

Lounge 5.36 x 3.88m (approx. 17'7 x 12'8)

A beautifully presented reception room having twin windows to the front aspect, exposed beams and a Portway wood burning stove set to tiled hearth

Dining Room 4.85 x 3.37m (approx 15'11 x 11'0)

Another spacious reception room having a window to the front, recessed fireplace with beam lintel over housing space for an electric fire and French doors opening into the:

Orangery 7.35 x 3.48m (approx. 24'1 x 11'4)

A stunning addition to this individual home, having windows overlooking rural views towards the Chase, an Orangery ceiling lantern extending the full width of the room and French doors to two sides giving access out into the garden. this room is serviced by both an Air Source Heat Pump air conditioner and a back up electric heater. LVT flooring extends into:

Kitchen 4.8 x 3.68m (approx. 15'8 x 12'1) – max

A beautifully remodelled space having a wealth of exposed beams. The refitted **Kitchen** comprises wall and base units with granite worksurfaces over, housing an inset sink, space for a fridge freezer and integrated appliances including induction hob, double ovens and a dishwasher. Glazed doors open back through to the **Reception Hall** and into:

Laundry 2.76 x 1.77m (approx. 9'0 x 5'9)

Fitted with base and full height units housing an integrated washing machine, with LVT flooring, a window to the rear and a stable door opening out to the rear. Further doors open into:

Study 3.66 x 2.02m (approx. 12'0 x 6'7)

A versatile home office space, having a window to the rear enjoying garden and rural views

Cloakroom

A refitted suite comprises wash basin set to vanity unit and WC, with tiled flooring and half tiled walls



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

70 C 80 C



Stairs rise to the L shaped **Landing**, where a window to the rear overlooks views towards Cannock Chase. There is access to the boarded loft space which also has two skylights, and there is excellent potential for convert the loft as desired (subject to relevant permissions and regulations). Doors open into:

Master Suite 6.8 x 3.51m (approx. 22'3 x 11'6)
A luxurious principal bedroom having French doors opening out to a private **Balcony** overlooking open views towards Cannock Chase. Doors into

Dressing Room 3.29 x 1.49m (approx. 10'9 x 4'10)
With a window to the front, a fitted dressing table with drawers and a freestanding clawfoot bathtub set to tiled flooring

En Suite 2.52 x 1.49m (approx. 8'3 x 4'10)
Comprising wash basin set to vanity unit, WC and a level access walk in shower, with tiled splash backs and flooring, a chrome heated towel rail and a window to the front

Bedroom Two 4.85 x 3.36m (approx. 15'11 x 11'0)
Another spacious double room having dual aspect windows enjoying a rural views and a range of fitted wardrobes

Bedroom Three 2.89 x 2.46m (approx. 9'5 x 8'0)
Another double room having window to the front

Bedroom Four 2.45 x 1.81m (approx. 8'0 x 5'11)
An ideal single room or nursery, having a window to the front overlooking idyllic views

Shower Room 2.93 x 2.41m (approx 9'7 x 7'10)
Fitted with twin wash basins set to a vanity unit with storage below, WC and a level access walk in shower, with tiled flooring, tiled to splash backs, a chrome heated towel rail and a window to the rear enjoying open views









Outside

Tarn Hows Cottage is set back from the lane beyond a generous frontage having a walled boundary and beautifully tended cottage gardens, all overlooking open views to the front. A pathway leads to the front door, there is pedestrian gated access to one side and a gravel driveway with double electric gates opens to the rear aspect where there is ample additional parking, as well as a **Oak Framed Twin Car Port** 6.17 x 5.58m (approx. 20'2 x 18'3)

South Facing Gardens

The rear gardens extend to a good size, being laid to a raised terrace with pergola, shaped lawns and neatly stocked borders, all enjoying complete privacy and an idyllic open outlook towards Cannock Chase. There is exterior lighting, power and water, and a timber garden store is included in the sale, offering ideal storage or the potential for conversion into an outdoor entertaining space



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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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