



NO. 3 THE TANYARD | MILL LANE | HAMMERWICH | STAFFORDSHIRE |

Downes  
&  
Daughters  
ESTATE AGENCY



# NO. 3 THE TANYARD

MILL LANE | HAMMERWICH | STAFFORDSHIRE | WS7 0JR

ASKING PRICE £740,000

A truly exceptional family home finished to the most exacting of standards and presented in a tasteful, opulent style. Occupying a secluded corner of this select development of just five 'barn style' dwellings, originally built in 2008 and enjoying an idyllic semi-rural location in the coveted village of Hammerwich. The accommodation extends to 2,487 square feet and the faultless style and level of finish is evident at every turn. The thoughtful three storey layout provides enormously flexible accommodation with the lower ground floor, in particular, lending itself to extra reception and games room as well as a bedroom and bathroom. The ground floor comprises an impressive open plan kitchen living and dining space with log burner and access to the rear garden. A welcoming hallway and guest cloakroom completes the ground floor. The lower ground floor was designed for use as a bedroom with bathroom and cinema room, but the possible uses for these rooms are endless. The current layout boasts a second, more relaxed, living space and a sumptuous guest bedroom and bathroom.

The first floor is equally impressive with a landing and seating space, principal bedroom with large dressing area and luxury en suite shower room, a second bedroom suite with shower room and walk in wardrobe and a third bedroom. Further treats lie outside with allocated driveway parking, a large single garage and an impressive professionally landscaped rear garden with patio, shaped lawn and stylishly planted raised borders.

Viewing is essential to appreciate the exceptional nature of this home and its idyllic rural location within this select development of individual luxury homes



## GROUND FLOOR

- Elegant Entrance Hallway
- Guest Cloakroom
- Open Plan Kitchen, Living & Dining Room With Log Burner & Access To Rear Garden
- Fully Integrated Kitchen With Quartz Worksurface & Large Island

## LOWER GROUND FLOOR

- Living Room / Cinema Room / Games Room
- Bedroom Four
- Luxury Bathroom
- Under Stairs Storage Area





## FIRST FLOOR

- Landing With Eaves Storage
- Principal Bedroom Suite With Dressing Area & Fitted Wardrobes
- En Suite Shower Room With Large Airing Cupboard
- Second Bedroom Suite
- En Suite Shower Room & Walk In Wardrobe
- Bedroom Three







## WHY WE LOVE THIS HOUSE...

"Tranquil, unique and special every time we pull up outside the house. A great family home with a wonderfully flexible layout, and we have happily used every inch of it. Very rare to find barn style living with such spacious rooms, large gardens, plentiful parking and garaging."





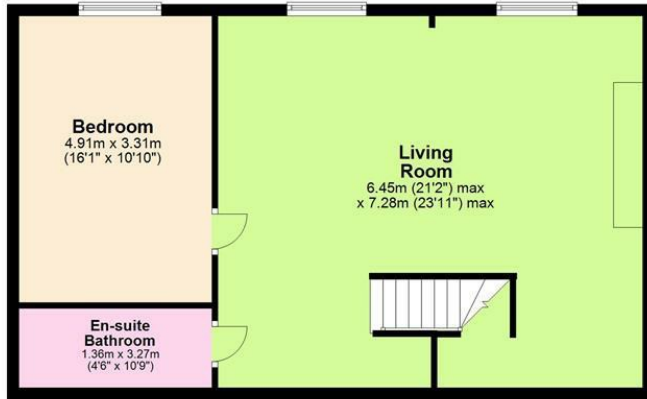
## OUTSIDE

- Allocated Driveway Parking
- Large Single Garage With Power & Lighting
- Impressive & Wonderfully Private Landscaped Lawned Garden To Rear & Side
- Patio Seating Area
- Stylishly Planted Terraced Borders
- Covered Gated Side Access

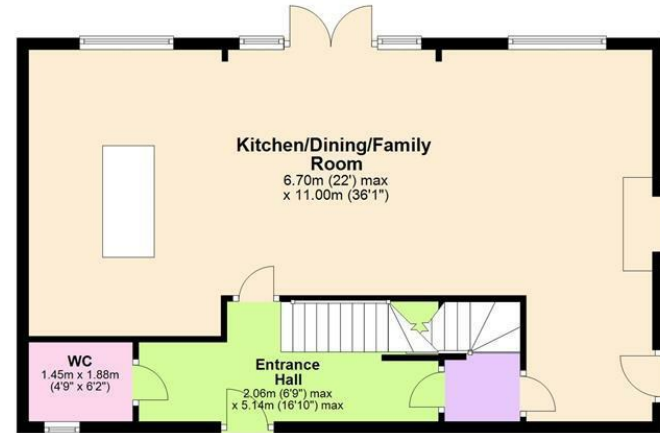




**Basement Floor**  
Approx. 68.1 sq. metres (733.3 sq. feet)



**Ground Floor**  
Approx. 71.6 sq. metres (771.0 sq. feet)



**Second Floor**  
Approx. 74.1 sq. metres (797.5 sq. feet)



**Garage**  
Approx. 17.3 sq. metres (185.7 sq. feet)



Total area: approx. 231.1 sq. metres (2487.4 sq. feet)



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