



**Yeomans Cottage, Vicarage Hill,  
Tanworth-In-Arden, Warwickshire B94 5EA**

**Offers In The Region Of £899,000**

A charming black and white Grade II listed cottage, Yeomans Cottage is nestled in the highly desirable village of Tanworth-in-Arden. Believed to date back to the early 1600s, this picturesque home is steeped in history and brimming with character, featuring magnificent inglenook fireplaces, original paperwork and deeds spanning centuries, and a wealth of exposed timber beams - remarkably, these beams were most likely just saplings before William Shakespeare was even born in 1564.

Originally part of a larger farm, Yeomans Cottage retains a unique and favourable restrictive covenant on its former land, ensuring that the breathtaking, uninterrupted views across the Warwickshire countryside are preserved for generations to come. The property occupies a generous plot, set within idyllic surroundings, and boasts a large wrap-around garden, detached double garage, and eco-friendly credentials including two wildflower meadows, a wildlife pond, compost area, vegetable plot, and two electric car charging points.

Enjoy the tranquillity of rural living with stunning panoramic views, all while being part of a vibrant and historic village community.

Tanworth-in-Arden is a charming village with an active local community and provides such facilities as The Bell (pub and restaurant), highly regarded primary school with nursery, 13th Century parish church, village hall, and golf and tennis clubs. It is well placed for easy access to the M40 and M42 motorways, which, in turn, give links to the M1, M5 and M6, enabling efficient travel to Birmingham, Coventry and London. The nearest railway stations ("Danzey" and "Wood End") offer regular trains to Stratford-upon-Avon, Henley-in-Arden and Birmingham City Centre. In addition, the NEC and Birmingham International Airport are within a 30-minute drive.



Briefly comprising; entrance hall, breakfast kitchen, formal dining room, sitting room, utility room with walk in pantry, office, ground floor bedroom (bedroom four), ground floor shower room, study/bedroom five, three bedrooms to the first floor & 'Jack & Jill' bathroom.

Set back from the road behind and 'In and Out' driveway with two 5-bar timber gates giving access to a large gravelled driveway which provides parking for several vehicles. Lawned foregardens house a diverse range of plants, trees, shrubs, flowers and bushes throughout. Two pedestrian timber gates provide access to the rear garden. There is a detached double garage with paved driveway to the front and 'Three-phase' power supply with two electric car charging points. A solid wood front door with feature stained glass, leaded light window pane, opens into:-

#### **Entrance Hall**

8'11" x 3'6" (2.72m x 1.09m)

With quarry tiled floor, double glazed 'Velux' window, doors to kitchen, ground floor bedroom, shower room and study/bedroom five.

#### **Breakfast Kitchen**

14'9" x 9'3" (4.52m x 2.82m)

A beautifully fitted 'Farmhouse Style' country kitchen comprising; a range of wall, base and drawer units with granite worktops over, inset 1 1/4 sink unit with chrome mixer tap over, space for a cooker, integrated 'Whirlpool' microwave, integrated 'Indesit' dishwasher, tiling to splash backs, integrated wine rack, radiator, space for a breakfast table and chairs, feature exposed timber beams, double glazed leaded light window overlooking the front gardens and door opening into:-

#### **Utility Room**

9'6" x 9'3" (2.90m x 2.83m)

With tiled floor, wall and base units with roll top work surfaces over, inset sink unit with chrome mixer tap over, tiling to splash backs, space for an 'American Style' fridge/freezer, space and plumbing for an automatic washing machine and tumble dryer, two double glazed windows to the rear, radiator, hatch giving access to the loft and door opening into:-

#### **Walk in Pantry**

9'4" x 3'3" (2.87m x 1.01m)

With tiled floor, fitted shelving and double glazed window to the side.

From the utility room, an opening leads through to:-

#### **Rear Entrance/Boot Room**

With tiled floor, double glazed door opening out to the rear garden, double doors to a storage cupboard, and door opening into:-

#### **Office**

9'1" x 8'0" (2.78m x 2.46m)

With tiled floor, three double glazed windows to the side and rear, radiator, wall mounted 'Worcester' boiler, airing cupboard housing the 'Santon Premier Plus' unvented hot water pressurised cylinder and header tank. Small hatch to roof space.

From the kitchen, a door opens into:-

#### **Dining Room**

14'9" x 14'7" (4.52m x 4.47m)

Door to staircase rising to the first floor. Dual aspect with double glazed leaded light windows to the front and rear, and double glazed french doors giving access to the rear garden. Magnificent 'Inglenook' fireplace with inset log burner stove, tiled hearth and timber beam over. Two built in wall cupboards with fitted shelving to fireplace. Two radiators, and feature exposed timber beams. Door opening into:-

#### **Sitting Room**

15'0" x 13'8" (4.58m x 4.18m)

A delightful light and cosy sitting room, being triple aspect with double glazed leaded light windows to the front, side and rear. Feature fireplace with inset log burner stove, tiled hearth and timber mantle over, three radiators, feature exposed timber beams and timber door to the front.

Accessed from the entrance hall, a door opens into:-

#### **Bedroom Four (Ground Floor)**

13'7" x 8'11" (4.15m x 2.72m)

With two double glazed leaded light windows to the side, radiator, feature exposed timber beams and hatch giving access to the loft.

#### **Shower Room**

8'10" x 6'0" (2.71m x 1.83m)

Large walk in shower unit with mains fed shower over and glazed shower screen, vanity unit with inset wash hand basin





with chrome mixer tap over, low level W.C, obscure double glazed window to the side, chrome ladder style heated towel rail, tiled flooring, tiling to splash backs and extractor fan.

**Study/Bedroom Five**

12'9" x 6'6" (3.91m x 2.00m)

With quarry tiled floor, double glazed leaded light window to the side, double glazed 'Velux' roof light, radiator and feature vaulted ceiling with exposed timber beams.

**First Floor**

With double glazed leaded light window to the front, radiator, doors to the three bedrooms and bathroom, and feature exposed timbers to the walls.

**Master Bedroom**

15'7" x 14'0" (4.77m x 4.28m)

With solid wood strip flooring. Dual aspect with double glazed leaded light window to the rear, double glazed leaded light windows to the front and two double glazed 'Velux' windows. Feature exposed timber beams, radiator and door to:-

**Bedroom Two**

9'6" x 12'11" to wardrobe fronts (2.90m x 3.95m to wardrobe fronts)

Dual aspect with double glazed leaded light windows to the front and side, radiator, feature exposed timber beams, double fitted wardrobes with hanging rails and shelving.

**Bedroom Three**

12'0" x 7'0" (3.67m x 2.14m)

With double glazed 'Velux' roof light and double glazed leaded light window to the rear, radiator, wooden flooring and feature exposed timber beams.

**Jack & Jill Bathroom**

8'9" x 7'10" (2.67m x 2.41m)

Accessed from both the master bedroom and landing, with feature freestanding roll top bath with chrome mixer tap and 'telephone style' shower attachment over, vanity unit with inset wash hand basin and chrome mixer tap over, low level W.C, double glazed leaded light window to the front, feature exposed timber beams, chrome ladder style heated towel rail and hatch giving access to the loft.



## Outside

In all, the plot extends to half an acre, this truly magnificent garden wraps around the property with a number of different zones to include two wild flower meadows, large nature pond with a range of trees and plants, and compost area. Large lawned garden with timber fencing overlooking the beautiful Warwickshire countryside beyond. Multiple paved patio areas ideal for outdoor entertaining. Numerous borders house a wide range of plants, shrubs, flowers and bushes. Two timber gates give access to the front of the property and gardens. Timber shed and summerhouse with power and lighting.

## Detached Double Garage

23'6" x 19'1" (7.18m x 5.84m)

A UPVC double glazed door gives pedestrian access to the garage and large double timber doors give vehicular access. Having recently been re-roofed with two double glazed windows to the side, tall pitched roof with exposed timber beams and trusses. Power and lighting, three phase electric power supply and two vehicular car charging points.

## Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property.

Broadband and Mobile:

Superfast broadband speed is available in the area, with a predicted highest available download speed of 80 Mbps and a highest available upload speed of 20 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated mostly 'Limited'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band G

Flood Risk:

This location is in 'Flood Zone 1 (Low Probability)'. For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

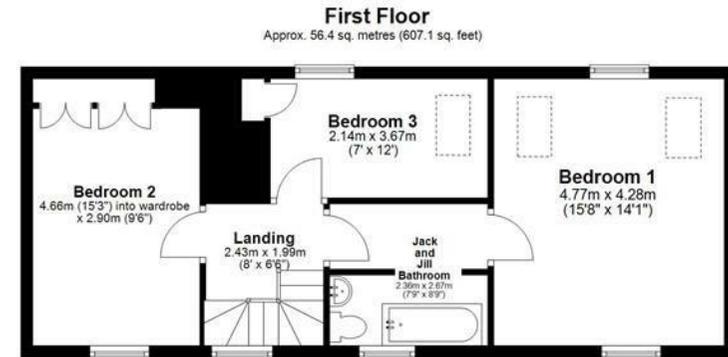
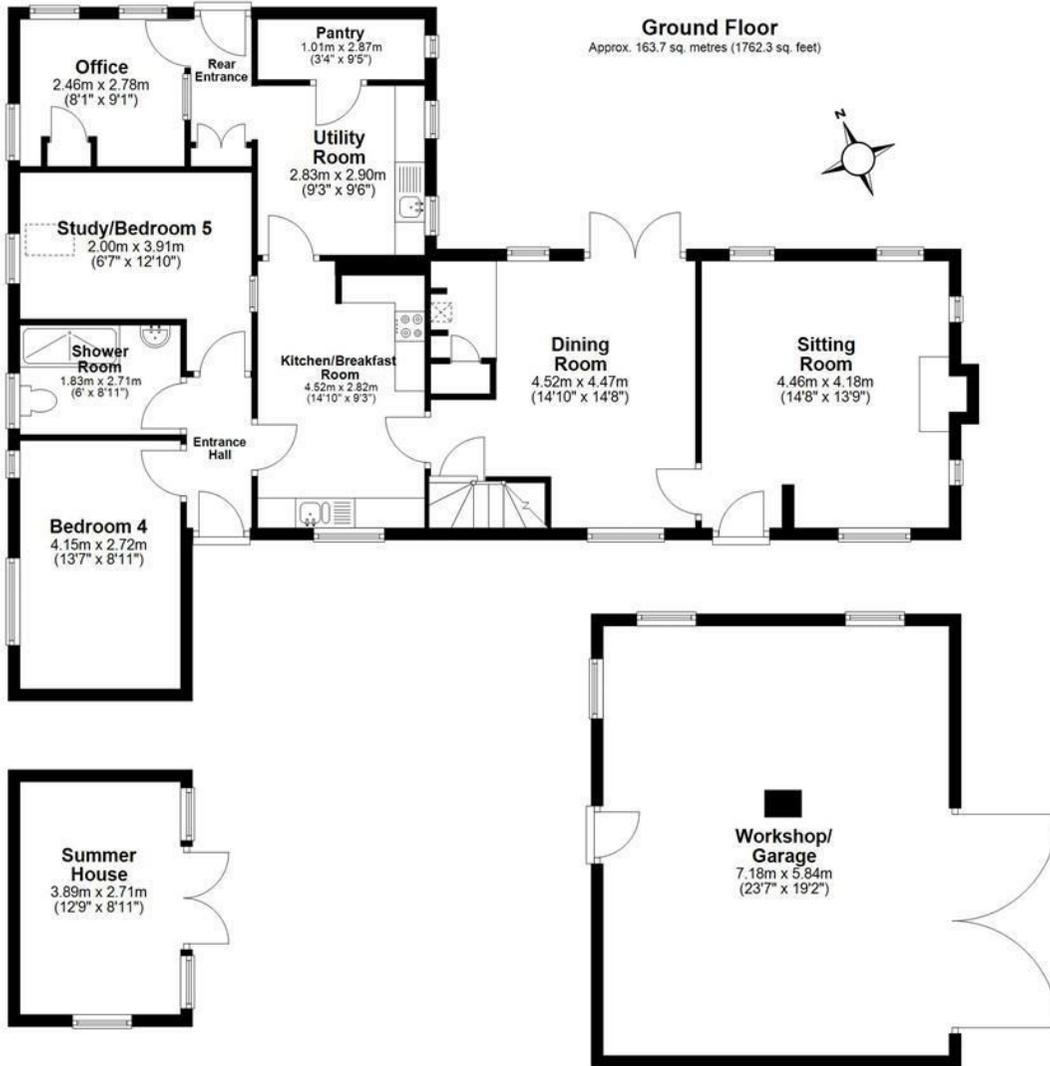
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Total area: approx. 220.1 sq. metres (2369.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		

