

Portway House

Portway Lane Harlaston Staffordshire



 Parker
Hall

Independent Estate Agents

Portway House

Portway Lane Harlaston Staffordshire B79 9LA

Residing within manicured 5.3 acre grounds overlooking panoramic rural views is Portway House, an exceptional timber framed countryside residence offering generously proportioned interiors, four double bedrooms and a detached two bedroom annexe. Offering excellent equestrian, business and multi-generational living potential, Portway House combines the ideals of peaceful rural living within an established and private plot with the convenience of access to nearby village amenities and commuter routes.

Completed around 12 years ago, this handsome traditionally styled home is finished to an exceptional standard having under floor heating to the entire ground floor, hardwood double glazed windows and doors, timber framing throughout and a high-grade insulated construction adding to the energy efficiency of this outstanding home. Attention to detail has been paid throughout to include solid oak joinery, modern bathroom suites and an oak and glazed staircase, and all windows overlook pleasant views over both the immaculately tended gardens and open countryside beyond.

Within the 1.3 acre electric gated gardens are a double garage, ample parking and a self contained annexe, with plenty of potential to extend the annexe into the existing unconverted accommodation already in place. The annexe offers either an ideal guest house, Air BnB style rental or ancillary accommodation for a dependent relative, as well as being an ideal base for a home-run business.

In addition, there is a large barn presenting a superb entertaining space, or the option to convert (in full or in part) into stabling which, combined with the 4 acre adjacent paddock, would provide on-site equestrian facilities.



what3words:

[///roof.lyrics.rainbow](https://www.what3words.com/roof.lyrics.rainbow)

Portway House lies on the picturesque rural outskirts of Harlaston, combining the ideals of a tranquil setting and far-reaching views with the convenience of easy access to local commuter routes and amenities. Many countryside public footpaths and bridleways can also be enjoyed directly from the doorstep, allowing you to appreciate the abundance of local wildlife and idyllic Staffordshire setting.






This peaceful and desirable village is set in the attractive Mease Valley, being home to an active community and an attractive main street lined with historic homes. Within the village are a Church, a children's playground and the White Lion pub and restaurant, with further amenities available in the nearby market town of Tamworth and Cathedral City of Lichfield.

The closest facilities can be reached in a short 10 minutes' drive in Tamworth, offering a shopping centre, a cinema, restaurants and the renowned Tamworth Castle, with Lichfield offering a vibrant yet traditional city home to luxurious health and leisure facilities, the idyllic Beacon Park and variety of high end restaurants, bars and shops.

Ideally placed for commuters, Harlaston 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.

The property lies within school catchment for the Howard Primary school in Elford, and there are an assortment of prestigious range of independent schools in the area including Twycross House, Lichfield Cathedral, Repton and Abbotsholme.



	Village Centre: 2 miles
	Tamworth Rail Station: 3 miles Lichfield Rail Station: 7 miles
	Birmingham City Centre: 20 miles Derby City Centre: 35 miles Leicester City Centre: 30 miles
	Twycross Zoo: 10 miles Drayton Manor: 6 miles
	Birmingham Airport: 20 miles East Midlands Airport: 21 miles

The solid oak entrance door opens into a magnificent **Galleried Reception Hall**, having solid oak herringbone flooring and an impressive glazed walkway to the landing above. Doors open to a storage cupboard, a useful **Study** with dual aspect windows and a spacious **Sitting Room**, having windows to two sides, twin double doors opening out to the terrace and a wood burning fireplace. Also from the hallway are a **Boot Room** and modern **Cloakroom WC**.

A further door leads into the **Open Plan Living & Dining Kitchen and Garden Room**, being beautifully appointed and offering an ideal space for modern day family living. The bespoke, handmade kitchen designed by the traditionally minded Chalon Kitchens is fitted with a range of solid mahogany wall and base units with marble finish Quartz work surfaces over, alongside a freestanding island unit topped with solid oak worktops providing a breakfast bar. Comprehensive integrated appliances including a dishwasher, fridge, freezer, microwave, double ovens and induction hob, and the kitchen extends into an outstanding **Oak Framed Garden Room**, enjoying gardens views and impressive vaulted ceilings.

Accessed from the kitchen is a spacious **Laundry Room**, also fitted with a range of Chalon units with spaces for a washing machine and tumble dryer, as well as a stable doors opening out to the side aspect. Under floor heating extends throughout the ground floor accommodation.







From the first floor **Galleried Landing**, solid oak doors open into four well proportioned **Double Bedrooms** and a modern **Family Shower Room**.

The luxurious **Principal Suite** feature floor to ceiling windows overlooking far-reaching views, and there is a private **En Suite Bathroom** with double shower, freestanding bathtub and a wall inset television.

The **Second Bedroom** also features an **En Suite Shower Room**, and all four double bedrooms showcase impressive exposed beams and vaulted ceilings.





Offering the ideal space for use as a home office suite, guest house or Air BnB style rental, the detached annexe is positioned beside the garage, with two further rooms offering further potential for conversion to extend the annexe.

This detached annexe is positioned off the driveway, having independent access into a spacious **Living and Dining Area** which leads into the modern **Kitchen**. The **Kitchen** is fitted with a range of wall and base units housing an inset sink and integrated appliances including fridge, Neff oven and induction hob. Also to the ground floor there is a **Cloakroom** with fitted vanity unit and WC, which could be extended to create a full shower or bathroom. A spiral staircase rises to the first floor bedrooms (restricted head height), with an opening from bedroom one leading into bedroom two.

From the exterior, there is access into a **Studio/Store Room** offering an ideal work-from-home space, with an exterior staircase rising to the first floor accommodation where there is a **Loft** presenting an ideal storage space or the potential to convert into further bedroom space for the annexe.



Double Electric Gates open into the expansive plot, where a block paved drive leads to the parking area and the oak framed **Double Garage** which has power and lighting. Immaculately tended gardens extend to the front aspect where the driveway also branches off to give vehicular access into the paddock land, and neatly maintained trees and foliage provide privacy to the front aspect. The **4 Acre Paddock** offers an ideal recreational space or equestrian facility.

Wrapping around Portway House, the formal gardens extend to an overall **1.3 Acre**, enjoying privacy and countryside views to all sides. A paved terrace edged with dwarf walls provides a delightful space for alfresco dining, and lawns offer plenty of space to enjoy the tranquil location. From the rear aspect, a walkway leads to an established **Kitchen Garden** with raised beds and an Orangery style **Greenhouse**, which in turn leads to a large **Barn**.

Currently utilised as a superb entertaining space, there is both pedestrian and vehicular access into the barn, with one end ideal as a workshop having a full width electric roller door and resin flooring. The opposite side of the barn has been fitted out to include a **Cloakroom** and a **Kitchen** with oak tops, housing space for a fridge freezer, having Karndean flooring throughout and a second roller door, also having a recessed vehicle maintenance pit. The **Barn** is serviced by independent oil heating and a biofuel wood pellet stove. To the exterior there is lighting, water and power, and a hardstanding area provides ample parking suitable for larger vehicles/a horse trailer.







Ground Floor



First Floor

Floor Area: 2,411 ft² / 224 m²

Ground Floor

Galleried Reception Hall

Sitting Room 5.09 x 4.2m (approx. 16'8 x 13'10)

Study 3.32 x 3.02m (approx. 10'11 x 9'11)

Dining Kitchen 8.83 x 4.2m (approx. 29'0 x 13'10)

Garden Room 4.57 x 3.83m (approx. 15'0 x 12'7)

Laundry 4.7 x 2.56m (approx. 15'5 x 8'5)

Boot Room & Cloakroom

First Floor

Master Bedroom 5.2 x 4.38m (approx. 17'1 x 14'4)

En Suite Bathroom 2.57 x 2.57m (approx. 8'5 x 8'5)

Bedroom Two 4.24 x 3.36m (approx. 13'11 x 11'0)

En Suite 2.1 x 2.04m (approx. 6'10 x 6'8)

Bedroom Three 3.53 x 2.92m (approx. 11'7 x 9'7)

Bedroom Four 3.28 x 2.99m (approx. 10'9 x 9'10)

Shower Room 2.99 x 2.18m (approx. 9'9 x 7'2)

Annexe

Open Plan Living & Dining Space 7.77 x 5.48m (approx. 25'6 x 17'11)

Kitchen 2.56 x 1.8m (approx. 8'4 x 5'11)

Cloakroom WC

Bed One 3.28 x 3.11m (approx. 10'9 x 10'2) - + eaves

Bed Two 3.68 x 2.21m (approx. 12'0 x 7'3) - average

Outside

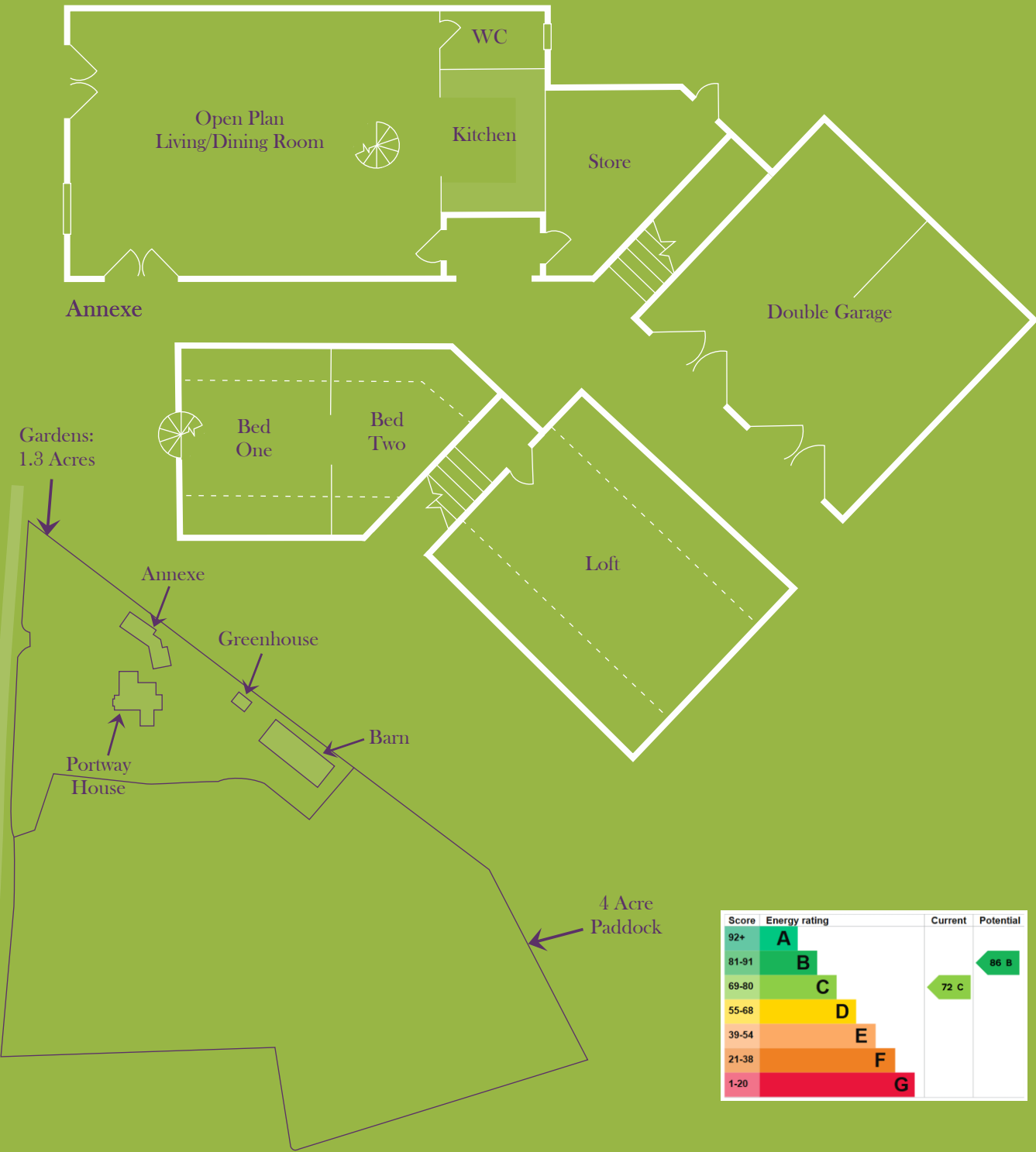
Double Garage 6.2 x 6.0m (approx. 20'4 x 19'8)

Loft Above 6.47 x 5.48m (approx. 21'2 x 17'11)

Studio 4.36 x 2.87m (approx. 14'3 x 9'4) - average

Barn 9.3 x 8.6m (approx. 30'6 x 28'3)

Workshop Area 8.6 x 4.7m (approx. 28'3 x 15'5)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Measurements: Please note that our room sizes are now quoted in metres on a wall to wall basis.

Accuracy: The description is a guide only, any prospective purchaser should satisfy themselves as to the accuracy of all measurements.

Consumer Protection Regulations: Any prospective purchaser should satisfy themselves by inspection of the house or by the assistance of an independent architect or surveyor that a particular house meets the stated or implied description and fitness for purpose and to ensure such parties 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 2019 we are required to check the identification of quality before proceeding to market any property, and purchasers on acceptance of an offer and before we can proceed to proceed. This is a legal requirement and applies to all Estate Agents.