



Yew Tree House, 8 The Green  
Amington, Tamworth, B77 4AD



MARK BENTLEY  
ESTATE AGENT





# Yew Tree House, 8 The Green

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*An extremely attractive & impressive grade 2 listed period 4 double bedroom freehold detached home offering immense character & charm and set in half an acre in a lovely conservation area adjacent to St Editha's, Amington's Parish Church.*

**Yew Tree House** is a gorgeous timber framed property believed to date back to around the 1600's hence its Tudor style appearance.

Tucked away on The Green, adjacent to St Editha's Church, **Yew Tree House** has been the happy home for the current owner for 40 years. The property has been thoughtfully and carefully maintained ensuring that all the character features are retained whilst incorporating modern facilities.

**Yew Tree House** is set back behind a good sized walled and lawned foregarden with monkey puzzle tree, holly trees and wrought iron gate and pathway to the front door.

The wonderful family accommodation comprises:

**Ground Floor:** Entrance lobby, Three large reception rooms (Lounge, Formal Dining Room and Sitting Room), separate Study, long Inner Hallway, large Breakfast Kitchen, Utility Room and a Shower Room.

**First Floor:** Long landing, Four Double Bedrooms and large Family Bathroom.

**Outside:** Excellent range of outbuildings including gardener's WC, large general store, stable/further store, wood store, workshop, 4 car garage and a very attractive and large rear garden with large greenhouse/vegetable garden.









**Amington** is near the Coventry Canal, the River Anker and the Trent Valley Line. There are good local shops including convenience stores, pharmacy, four local pubs and local schools and nurseries. **Yew Tree House** is just a short walk from the Canal and open countryside.

Tamworth Town Centre is less than 2 miles away and offers comprehensive amenities and facilities and national train services.

**Yew Tree House** comprises:

**Ground Floor**

**Entrance Lobby** Timber entrance door with latch, door knocker and number.

**Delightful Lounge** 5.60m (18'4") x 4.50m (14'9") Feature stone fireplace with wood burner and metal canopy over, beamed ceiling and walls, radiator, doors to study & inner hallway, access to dining room, stairs to first floor and leaded light window facing front.

**Study** 3.13m (10'3") x 2.88m (9'5") Wrought iron fireplace ornate fire surround, built in cupboard and drawers either side, fitted bookcase, radiator and leaded light window facing front.

**Formal Dining Room** 5.62m (18'5") x 5.05m (16'7") Impressive stone fireplace with open hearth with large canopy over, beamed ceiling and walls, radiator, leaded light window facing front and door to inner hallway.

**Snug** 5.62m (18'5") x 4.66m (15'3") max Brick fireplace with wood burner, storage cupboard, beamed ceiling, two radiators, leaded light window facing front, door to inner hallway and glazed double doors to the rear garden.

**Long Hallway** Windows overlooking the rear garden, shelved storage cupboard, windows overlooking the rear garden, doors to all ground floor rooms except the study.

**Ground Floor Shower Room** Shower base, fitment and curtain, pedestal wash basin, WC, radiator and leaded light window facing side.







**Utility Room** Stainless steel sink unit, plumbing for washing machine, central heating boiler, beamed ceiling and leaded light window facing side.

**Good Size Breakfast Kitchen 5.75m (18'10") x 4.13m (13'7")**  
Range of base cupboards and drawers and fitted work surfaces, Electric AGA, Neff hob unit with Neff Combi Oven/microwave under, chimney breast inset with wood burner, ample space for breakfast table and chairs and a dresser, vaulted beamed ceiling, radiator, window overlooking the rear garden and the side and door to garden.

### First Floor

**Landing** Approached via a staircase from the Lounge.

**Bedroom 1 4.37m (14'4") x 4.33m (14'3")** Walk in wardrobe, feature stone fireplace, radiator and leaded light window facing front.

**Bedroom 2 4.10m (13'5") x 3.72m (12'2")** Feature beamed wall, radiator and leaded light window facing front.

**Bedroom 3 2.79m (9'2") x 3.99m (13'1")** feature wall & ceiling beams, radiator and leaded light window facing front.

**Bedroom 4 2.17m (7'1") x 3.99m (13'1")** Feature beams, radiator, hatch to loft and leaded light window facing front.

**Large Family Bathroom** Roll top free standing bath with mixer tap and shower fitting, large shower cubicle, vanity unit with marble top inset with basin with cupboards and drawers under, WC, radiator, heated towel rail, vaulted beamed ceiling and leaded light windows facing front and side.

### Outside

**Super range of outbuildings comprising:**

**Gardener's WC**

**Garden Store 4.02m (13'2") x 1.93m (6'4")**

**Stable 2.08m (6'10") x 3.93m (12'11")**

**Wood Store 1.78m (5'10") x 1.76 (5'9")**

**Workshop 5.42m (17'9") x 5.01m (16'5")**

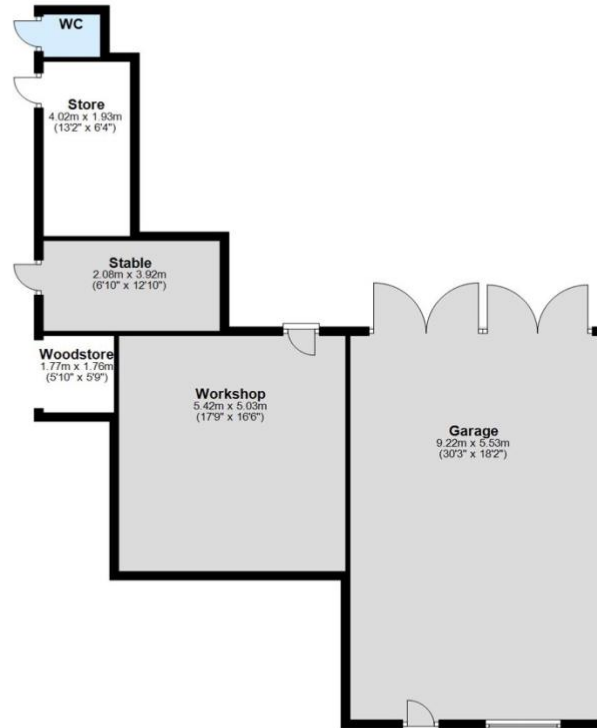
**Four Car Garage 9.23m (30'3") x 5.53m (18'2")**

**Large South East Facing Rear Garden** brick paved patio and pathways, quince and apple trees, large lawn, boundary trees, hedging, fencing and walled vegetable garden with greenhouse and boxed beds.

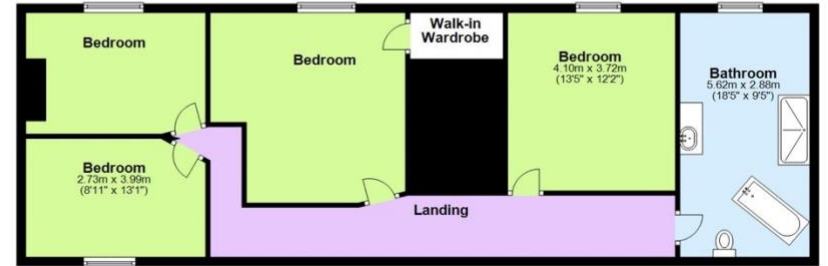




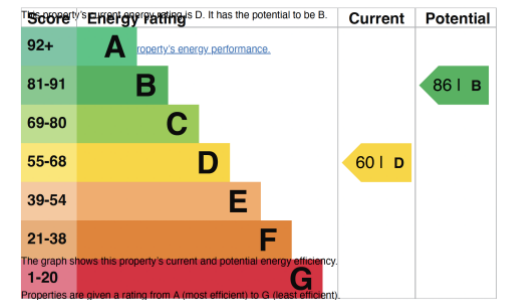
**Ground Floor**  
Approx. 244.1 sq. metres (2627.3 sq. feet)



**First Floor**  
Approx. 97.7 sq. metres (1052.0 sq. feet)



**Energy efficiency rating for this property**







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