



TAYLOR
COLE
Signature

Arkall Farm

Ashby Road, Tamworth, B79 0AA

- Beautiful and Impressive Barn Conversion
- Open Plan Breakfast Kitchen and Family Area
- Open Plan Lounge and Dining Area
- Utility Room
- Guest Cloakroom
- Gallery Lane
- Three Bedrooms, Three En-suites
- Large Rear Garden
- Low Maintenance Courtyard
- Double Garage

£775,000





Property Description

Taylor Cole Signature are thrilled to offer 'for sale' this strikingly beautiful and most impressive barn conversion situated in this idyllic semi rural location amongst similar dwellings. The property, whose structure dates back to the 18th Century, offers a wealth of traditional and contemporary features and has been meticulously and expertly designed to provide a warm family home within its modern open plan layout. Internally the property consists an open plan breakfast kitchen and family area, open lounge and dining area, utility room, guest cloakroom, gallery landing, three bedrooms all with en-suites, to the fore is a low maintenance courtyard, large rear garden positioned behind with double garage and al-fresco patio. Internal viewing is strongly recommended.

Set within this converted dairy farm know as Arkall Farm, this outstanding three bedroom barn conversion presents an excellent and unique opportunity for all prospective purchasers looking for a modern yet traditional home, which provides benefits of a gated entrance and semi rural settings. Upon gaining access through the electric gates from Ashby Road, a shared driveway continues to the development entrance and double opening gates lead to the driveway.



STUNNING OPEN ASPECT KITCHEN/FAMILY AREA

BREAKFAST KITCHEN

12' 9" x 15' 4" (3.89m x 4.67m) Offering an excellent matching range of shaker and high gloss base and drawers units with integrated 'Neff' dishwasher, recess and point for free standing 'American' style fridge/freezer, tower oven display with built-in 'Neff' oven and convection grill with additional storage above and beneath, double quartz working surfaces with matching up-stands, four ring 'Neff' induction hob with quartz splashback and 'Neff' extractor hood over, inset one and half bowl stainless steel sink with hot and cold mixer tap over, matching 'Quooker' instant boiling water tap adjacent and inset drainer grooves, continuing breakfast bar with chair recess beneath, 'Rangemaster' wine cooler, additional seating to floor storage cupboards, ceiling light point, double glazed window to the rear, LED spotlights within plinths, porcelain tiled flooring with underfloor heating, wall sockets, feature exposed beam and open aspect to:



FAMILY AREA

15' 4" x 13' 5" (4.67m x 4.09m) This stunning additional sitting area provides versatile space and is open aspect to the kitchen, with the area itself having a ceiling light point, wall sockets, dual aspect double glazed windows to both the rear and front, front entrance door, TV connection point, porcelain tiled floor with underfloor heating.

UTILITY ROOM

8' 1" x 5' 2" (2.46m x 1.57m) Having a roll top laundry working surface with matching wall and base units, recess and plumbing for washing machine, recess and point for tumble dryer, underfloor heating manifold system, cylinder hot water tank, ceiling light point, extractor fan, wall sockets, porcelain tiled flooring.



GUEST CLOAKROOM

6' 7" x 3' 3" (2.01m x 0.99m) This matching 'Villeroy & Boch' suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over, mosaic tiled splashback and toiletry storage beneath, ceiling downlighter, extractor fan, porcelain tiled flooring with underfloor heating.

LOUNGE/DINING AREA

The breathtaking open aspect lounge and dining area is filled with natural light from the dual aspect ceiling to floor double glazed barn windows which overlook the front courtyard and rear garden, along with two double glazed French doors opening to both aspect, a beautiful vaulted ceiling has feature ceiling light points, original beams, stainless steel and glass staircase leading to the gallery landing.



LOUNGE

17.' 9" x 15' 4" (5.41m x 4.67m) The cosy lounge provides superb floor space for free standing lounge furniture, and has ceiling downlighters, wall mounted light points, double glazed window to the rear, wall sockets, TV connection point, quality wood grain effect flooring with underfloor heating, open to:

DINING AREA

13' 6" x 13' 8" (4.11m x 4.17m) With floor space for free standing dining room table, further wall sockets, arch returning to the kitchen area.



GALLERY LANDING

This most stunning gallery landing consists of a tasteful combination of both stainless steel and glass which offers a contemporary feel for this feature area, exposed beams, brick built walls and solid wood flooring add to this beautiful area, along with a continuing through landing with radiator, further exposed beams, wall socket, doors to:

BEDROOM ONE

15' 3" x 12' 1" (4.65m x 3.68m) Upon entering the master bedroom, the feature vaulted ceiling presents an open and natural feel, and has ample floor space for free standing bedroom furniture, fitted wardrobe enclosing hanging rail and shelving units and triple ceiling to floor sliding doors, access into the loft void, TV connection point, wall sockets, wall mounted reading lights, ceiling light point, modern upright column radiator, double glazed window to the rear, door into:



EN-SUITE

10' 1" x 7' 7" (3.07m x 2.31m) With a matching four piece 'Villeroy & Boch' suite consisting of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, vanity mirror over with inset lighting and shaver socket, walk-in shower with waterfall shower head and glass side screen, tiled panelled bath with hot and cold mixer tap and retractable hose, ceiling to floor porcelain tiled surround, matching flooring, wall mounted heated towel rail, ceiling downlighters.

BEDROOM TWO

15' 9" x 15' 2" (4.8m x 4.62m) Again being a double bedroom and having a stunning outlook across the property's side aspect and fields beyond through the double glazed windows, with the room itself having ample floor space for free standing bedroom furniture, recess for home office or dressing area, built-in wardrobes enclosing hanging rails and shelving units with triple ceiling to floor sliding doors, radiator, ceiling downlighters, wall socket, door into:



EN-SUITE

4' 9" x 8' 7" (1.45m x 2.62m) The immaculately en-suite consists of a close coupled WC, hand wash basin with hot and cold mixer tap and toiletry storage beneath with vanity mirror above, walk-in shower with waterfall shower head and detachable hose, ceiling to floor porcelain tiled surround, matching flooring, ceiling downlighters, extractor fan, wall mounted heated towel rail.

BEDROOM THREE

9' 6" x 10' 3" (2.9m x 3.12m) Having a 'Lumen' roof light positioned to the rear, ceiling downlighters, wall sockets, radiator, built-in wardrobe enclosing hanging rail and shelving unit, ample floor space for free standing double bed, wall mounted TV connection point, open space to:



EN-SUITE

4' 4" x 7' 7" (1.32m x 2.31m) In keeping with the property, this matching 'Villeroy & Boch' suite comprises of a close coupled WC, walk-in shower unit with waterfall shower head, toiletry display recess, detachable hose and glass side screens, hand wash basin with hot and cold mixer tap over, toiletry storage beneath and vanity mirror above, porcelain tiled surround and matching flooring, wall mounted heated towel rail, ceiling downlighters, extractor fan, shaver socket.



OUTSIDE

DOUBLE GARAGE

The timber cladded double garage has a private access through its opening country gates, with roller shutter garage doors leading to the superb space perfect for off road parking facilities or additional storage, with wall socket and ceiling light point.

REAR GARDEN

Stepping out onto the slabbed paved patio area, which in turn has a continuing path leading to the garage doors, there is a private outdoor seating space which overlooks this most impressive garden, with stone chipped area positioned in front with access to the double opening country style gates leading to the shared driveway, situated beyond the property is the vast lawned area which continues to the rail and post boundaries and offers enviable outside living, social and entertainment space.



ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

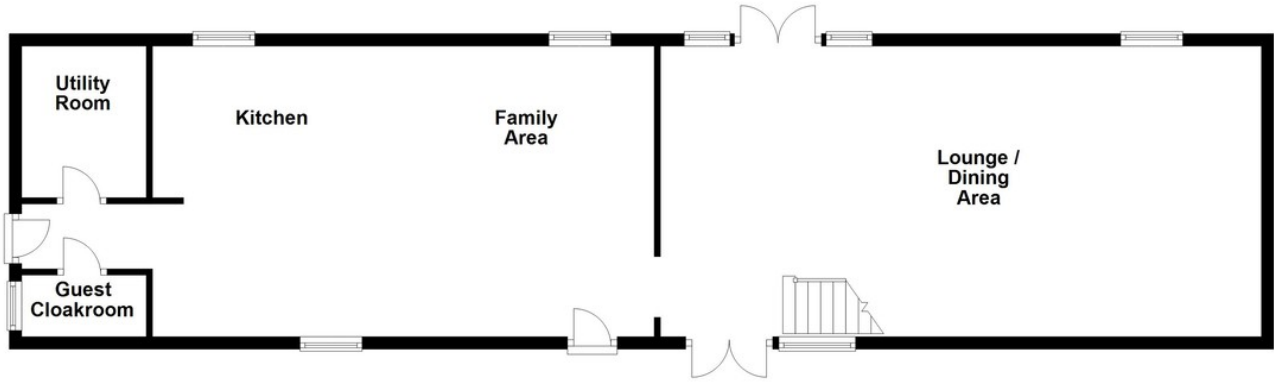
We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

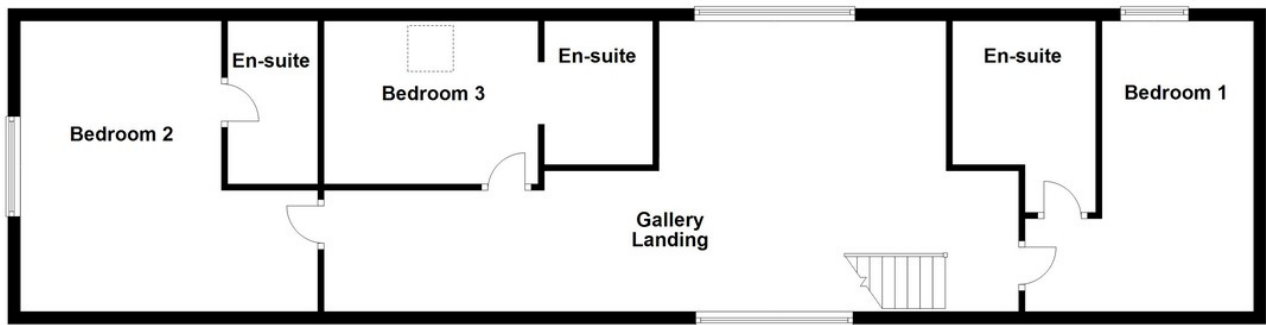
By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Ground Floor



First Floor



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements