



Main Street

Clifton Campville, Tamworth, Staffordshire, B79 0DG

Offers Over £700,000

# Property Features

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- Exceptional Barn Conversion
- Country Kitchen & Utility
- Nestled In The Village of Clifton Campville
- Four Bedrooms
- Outstanding Entrance Hall
- Two Bathrooms
- Cosy Living Room
- Beautiful Rear Garden
- Dining Room, Sitting Room & Study
- Double Garage & Driveway

## Full Description

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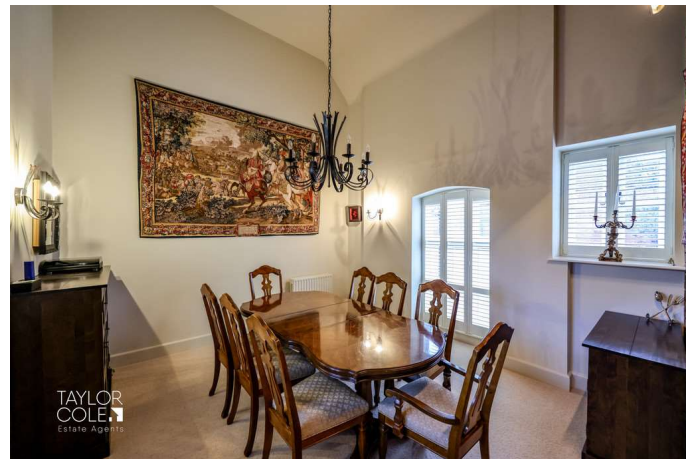
Taylor Cole Estate Agents are thrilled to present this exceptional four bedroom barn conversion nestled in the charming semi-rural village of Clifton Campville. Situated upon a small development, this outstanding property enjoys a private driveway position, boasting traditional barn conversion style.

### THE FORE

Situated on a charming and discreet development within the heart of this idyllic village setting, this magnificent home is only a short distance away from local schooling, excellent commuting links and a newly renovated village pub. As you approach the property from the shared courtyard, you are greeted by a double driveway leading to the double garage doors, providing convenient access to the garden through the garage's side entrance door. Additional off-road parking facilities are available to the left side of the home, complemented by open access to the stunning rear garden. The front entrance door is central to the home with windows adjacent.

### GROUND FLOOR

Upon entering through the secure front entrance door, you are welcomed into an impressive hallway adorned with limestone tiled flooring, a mezzanine gallery landing, and a feature vaulted ceiling. The ground floor accommodation seamlessly flows from the hallway, comprising a cosy living room with ample space for freestanding furniture and dual aspect windows offering views to both the front and rear. Continuing down the hallway you will find the dining room boasting a magnificent vaulted ceiling, perfect for entertaining guests. Adjacent, you'll find a private study room with fitted units, whilst opposite is the beautiful country breakfast kitchen featuring matching base and wall units, granite work surfaces, tiled splashbacks, a Belfast sink,



integrated fridge/freezer and dishwasher, and a charming beamed ceiling. The kitchen leads to a useful utility room and a sitting room/snug overlooking the rear garden.

#### LIVING ROOM

21' 01" x 12' 07" (6.43m x 3.84m)

#### DINING ROOM

13' 03" x 12' 07" (4.04m x 3.84m)

#### BREAKFAST KITCHEN

16' 07" x 16' 01" (5.05m x 4.9m)

#### SITTING ROOM / SNUG

10' 09" x 12' 04" (3.28m x 3.76m)

#### UTILITY ROOM

9' 06" x 6' 00" (2.9m x 1.83m)

#### STUDY

8' 01" x 9' 10" (2.46m x 3m)

#### FIRST FLOOR

Ascending to the first floor via the mezzanine gallery landing, you'll find an abundance of natural light flooding the space. The landing grants access to the impressive bedrooms and family bathroom; The master bedroom boasts fitted wardrobes and a luxury en-suite shower room, while the second bedroom offers ample wardrobe space with fitted displays. Two additional bedrooms provide fantastic sleeping quarters. The family bathroom features a matching four piece suite comprising of a walk-in shower, bath, hand wash basin with toiletry storage draws beneath, and WC.

#### GALLERY LANDING

27' 01" (max) x 17' 08" (max) (8.25m max x 5.38m max)

#### BEDROOM ONE

17' 09" x 13' 11" (5.41m x 4.24m)

#### BEDROOM ONE EN-SUITE

7' 07" x 6' 02" (2.31m x 1.88m)

#### BEDROOM TWO

12' 06" x 11' 10" (3.81m x 3.61m)

#### BEDROOM THREE

13' 02" x 12' 07" (4.01m x 3.84m)



BEDROOM FOUR  
8' 10" x 7' 08" (2.69m x 2.34m)

FAMILY BATHROOM  
9' 08" x 8' 05" (2.95m x 2.57m)

THE REAR  
Outside, the rear garden features a shaped paved patio area leading onto a mainly lawned garden with borders of various flowers, shrubs, and trees, all enclosed by fenced boundaries. A raised tier at the rear of the garden offers additional outdoor space, while a retaining wall provides a stunning backdrop for outdoor seating, perfect for enjoying the tranquility of the surroundings.

Don't miss the opportunity to make this outstanding barn conversion your new home in the picturesque village of Clifton Campville.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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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 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