

# *The Cruck Barn*

Dosthill, Staffordshire



*Outstanding*







# *The Cruck Barn*

Church Farm Mews, Church Road, Dosthill,  
Tamworth, Staffordshire, B77 1LU

Outstanding and unique detached barn conversion  
with three double bedrooms and magnificent,  
versatile living space.

- \* Private Drive Location \*
- \* Easy Access M42 & Motorway Network \*
- \* Superb Living Kitchen \* Two Bathrooms \* Parking \*
- \* Car Port \* All Impeccably Presented \*
- \* No Upward Chain \***

This outstanding detached property is set in a small select hamlet of similar style character properties on the edge of Dosthill, about 2 miles south of Tamworth and 2 miles away from Kingsbury Water Park.

Cruck Barn is a Grade II Listed property dating back originally to the 15th Century and having been totally refurbished and renovated by the present owners, now providing spectacular living accommodation yet retaining great character and appeal.

This really is a unique and highly desirable property.

**Guide Price**

**£499,950**







### Location

The M42 is within a 10 minute drive, giving access to Birmingham, the East Midlands (and airport), the National Exhibition Centre, Birmingham International Railway and Airport, the M6 and M1 motorways.

Tamworth's every improving amenities and shopping opportunities include John Lewis and Ventura Park, Drayton Manor and Lichfield's cathedral city is only about 10 miles away.

### Accommodation

Cruck Barn is approached from Church Road via a gated driveway with **Two Parking Spaces** and a pitched roof framed **Car Port**.

The main front door leads via a large **enclosed Porch/Entrance Hall** to the **magnificent Living Space**, the **Dining Area** with an outside door to the rear, the **Lounge** having a superb inglenook fireplace and versatile space to take advantage of the cruck frame and wealth of exposed timbers.

The **spacious Living Kitchen** has a superb range of base and wall units, extensive granite worktops, integrated fridge, freezer, dishwasher and washer/drier. There is an island unit/breakfast bar and an outer door to the side patio area.

**Three Double Bedrooms** and **Two Bathrooms**. There are two ground floor bedrooms, the **Master Bedroom** having **En-Suite Shower Room** with w.c., wash basin and tiled shower, and a first floor **mezzanine level double Bedroom**. The **main Bathroom** has a w.c., wash basin and bath.

### Outside

At one side of The Cruck Barn, is a patio sitting area, there is a rear garden path, storage area and garden shed, and to the other side a secluded paved patio with established shrubs and hedging.

### Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

### Services

Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

### Local Authority

Tamworth Borough Council.

### Useful Websites

[www.environment-agency.co.uk](http://www.environment-agency.co.uk)  
[www.tamworth.gov.uk](http://www.tamworth.gov.uk)  
[www.tamworth.gov.uk/planning](http://www.tamworth.gov.uk/planning)

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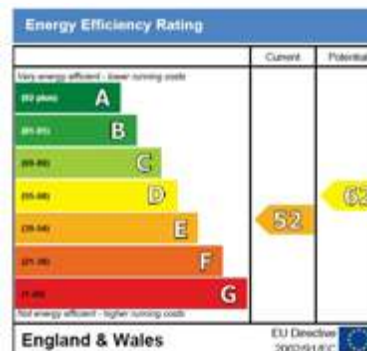




GROUND FLOOR  
APPROX. FLOOR  
AREA 1709 SQ.FT.  
(158.8 SQ.M.)  
TOTAL APPROX. FLOOR AREA 2018 SQ.FT. (187.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 309 SQ.FT.  
(28.7 SQ.M.)



## Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2015

## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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