



**Clifton Road
No Mans Heath
Tamworth
B79 0NY**

Offering for sale this extremely impressive 18th Century six bedroom three storey detached Farmhouse in a stunning location with a gated driveway approach the property is slightly elevated providing beautiful views over surrounding countryside. The property has been refitted and improved by the current owner to offer excellent accommodation.

**Guide price
£1,100,000**

Exclusive Town & Country Homes

Southfork is a rare opportunity to acquire a country home which occupies such a stunning position. The property itself is slight elevated providing long far reaching views over the surrounding countryside. The property is located with excellent commuting links in to Tamworth and the surrounding area as well as the nearby M42 and A5. The accommodation comprises of:

- * Reception Porch in to Hallway *
- * Lounge with Inglenook Fireplace *
- * Large re-fitted luxury Family Kitchen *
- * Downstairs W.C. and Utility Room *
- * Study Area *
- * Wash Room *
- * Spacious Dining Room with Inglenook Fireplace *
- * Conservatory *
- * Central Landing *
- * Master Bedroom with Fitted wardrobes, Dressing Room and Luxury En-Suite Shower Room *
- * Bedroom Two with En-Suite facility to Family Bathroom *
- * Bedroom Three with En-Suite Shower Room *
- * Staircase to Second Floor *
- * Two Further Bedrooms *
- * Separate W.C. *
- * Sitting Room / Bedroom Six *
- * Stunning surrounding gardens with views *
- * Long Gated Driveway approach*
- * Second access and Driveway *
- * In the Garden is a recently constructed Entertainment Room *
- * Needs to be Viewed to be Fully Appreciated *

GUIDE PRICE £1,100,000

TO THE GROUND FLOOR

RECEPTION PORCH

Via leaded double glazed entrance door, tiled flooring with feature pitched roof leading in to:

HALLWAY

Central hallway with stairs off and under stairs store, tiled floor and radiator.

LOUNGE 27'6 x 14'6 (8.38m x 4.42m)

Having multi pane double glazed bay window to the front, with double radiator inset, feature beam ceiling with inglenook fireplace with feature beam above, exposed brickwork and brick hearth and log burner inset, further multi pane front window with double radiator beneath, double glazed multi pane rear window and matching double door which leads out to rear garden.



SUPERB FITTED KITCHEN 30 x 20 max, 15 min (9.14m x 6.10m max, 4.57m min)

Superb;y refitted to the highest of standards, having large central island with marble work surface, sink unit inset, two bow front corner units, double base units, four further base units with drawers, single base units, two wine coolers, breakfast bar dining area to one end, contrasting colour units to the rest of the kitchen with two large store units with pull out trays, central eye level oven and microwave oven above, further fitted cupboards, bow front corner unit, full height wine racks, with cupboards above and central space for american fridge freezer, further corner unit, cast iron alpha oil fired range cooker in recess with feature beam above, exposed ceiling beams, double radiator, tiled floor throughout, ceiling down lighters and feature kick board lighting, sitting area with double radiator, three multi pane double glazed windows, part paneled walls, multi pane double glazed door to the side which leads to side porch.

SIDE PORCH

Having tiled floor and oil central heating boiler in cupboard.

REAR LOBBY

Having a continuation of tiled flooring, large store cupboard and down lighters to ceiling.

REFITTED CLOAKROOM

Having white W.C. and wash basin set over vanity cupboard and drawers, full ceramic tiling, tiled floor, radiator, double glazed window and ceiling down lighters.

UTILITY ROOM 7 x 6 (2.13m x 1.83m)

Having tiled flooring, double base units and work surfaces, feature ceiling beams, ceramic tiling, multi pane double glazed window.

STUDY / INNER HALLWAY 11'4 x 11'4 (3.45m x 3.45m)

Having double radiator, double glazed multi pane door and window to side, ceiling down lighters and step leading down to:

LAUNDRY ROOM 11'1 x 8'3 (3.38m x 2.51m)

Having plumbing for automatic washing machine and space for tumble dryer and tiled flooring.

DINING ROOM 15'6 x 23'4 (4.72m x 7.11m)

Having three double glazed multi pane windows, feature inglenook fireplace with beam above, exposed brick work brick hearth and cast iron log burner inset, tiled flooring, radiator, feature exposed brick wall and door leading to:

CONSERVATORY 24 x 9'4 (7.32m x 2.84m)

Having wonderful aspects over the garden and views beyond with double glazed double doors leading out to patio, double glazed surrounding windows, pitched glazed roof and tiled flooring.

TO THE FIRST FLOOR

With stairs leading up to half landing.

MASTER SUITE

DRESSING ROOM 8'3 x 5 min (2.51m x 1.52m min)

Entrance from half landing, with length of fitted wardrobes to the side, ceiling down lighters and steps up to:

MASTER BEDROOM 20'6 x 18'6 (6.25m x 5.64m)

Having four multi pane double glazed windows with views over the surrounding garden and open countryside beyond, range of fitted bedroom furniture including wardrobes, corner wardrobes, dressing table, drawers and low level storage areas, radiator and loft access.



LUXURY EN-SUITE SHOWER ROOM

Having full ceramic tiling with flecked finish, matching tiled flooring, large vanity unit with drawers with his and hers sinks above, W.C with enclosed cistern, further vanity cupboard, large walk in double shower cubicle with power shower, traditional style towel rail radiator, double glazed velux window and down lighters to ceiling.

LANDING

Staircase continues from half landing to main landing with spindle banisters, radiator, two multi pane double glazed window and stairs off to second floor.

FAMILY BATHROOM

Having white suite comprising of roll top freestanding bath with claw feet and mixer tap shower, high level cistern to a traditional style W.C, matching traditional style wash basin, corner shower cubicle with electric shower and ceramic tiling to wall, wood effect tiled floor, exposed ceiling beams, ceiling down lighters, radiator and multi pane double glazed window.

BEDROOM TWO 14'10 x 15'7 (4.52m x 4.75m)

Having double glazed multi pane windows to front and rear with views and double radiator.

INNER LANDING

Having multi pane double glazed window, radiator, large wardrobes/ store with sliding doors with hanging space inside, fitted airing cupboard and further store cupboard and door in to luxury shower room.

BEDROOM THREE 14 x 15 (4.27m x 4.57m)

Having double glazed multi pane window to the side, double glazed multi pane window to the front in recess with fitted window seat, double glazed velux window, double radiator, fitted storage cupboard, vaulted ceiling, doorway leading in to Luxury shower room which provides a jack and jill en-suite.

LUXURY SHOWER ROOM

Having double size shower cubicle with power shower, tiled flooring and part ceramic tiling to walls, wall mounted towel rail, W.C. with enclosed cistern, wash basin set over vanity cupboard.

TO THE SECOND FLOOR

LANDING

With spindle banisters, feature stained glass window to W.C.

FITTED W.C.

Comprising of white W.C, wash basin and bidet with multi pane double glazed window and exposed ceiling beams.

BEDROOM FIVE 15 x 15 (4.57m x 4.57m)

Having two multi pane double glazed windows, double glazed velux window, beams to ceiling, loft access and double radiator.

SITTING ROOM / BEDROOM 6 11 x 14'6 (3.35m x 4.42m)

Having multi pane double glazed window to the front, double glazed velux window, radiator, feature ceiling beam, steps leading up to:

BEDROOM FOUR 14'3 x 18'8 (4.34m x 5.69m)

Having multi pane double glazed window to the front, double glazed velux window and radiator.



TO THE EXTERIOR

The property is approached by a remote control and intercom gated access from the main road, with wooden gates and feature brick pillar and walling either side with feature lighting. This leads in to a long block paved driveway with mature pine trees, hedgerow and grass verge to the side. Very large lawn with ornamental stone fountain., there is a second access with wooden gates and block paved driveway, small woodland plantation (please note that the second access has shared access immediately at the front to neighbouring properties).

The block paved driveway continues down past the neighbouring properties to large lawn area with hedgerow and block paved parking for a number of vehicles, double wooden gated access in to gardens, driveway continues to large block paved reception parking area to the front of the property.

To the side and rear are extensive lawn gardens with mature trees and shrub planting, timber summer house / store, hedgerows, large paved patio with dwarf walling to the rear of the property offering excellent outdoor entertaining space, this is further enhanced by:

DETACHED WOODEN ENTERTAINMENT BUILDING

With pitched roof and detachable sides, being full fitted inside with matching dining and seating areas, light and power points and wall mounted television, it is an outstanding additional to the property making full use of the stunning views.

The lawn gardens continue to the rear again with hedgerow and mature trees, side paved patio and pathway which return round to the front of the property.

As previously mentioned the property enjoys an elevated position with far reaching views across the surrounding countryside.

GENERAL INFORMATION

SERVICES

We understand there is no gas connected and the property has oil fired central heating, private drainage and mains water supply.

FIXTURES AND FITTINGS

Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.

TENURE

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

COUNCIL TAX

We understand this property is Council Tax Band "F". However, this should be verified by any intending purchaser.

VIEWING

By prior appointment with Mark Evans & Company on 01827 311300

DISCLAIMER

DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



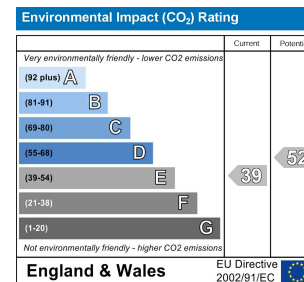
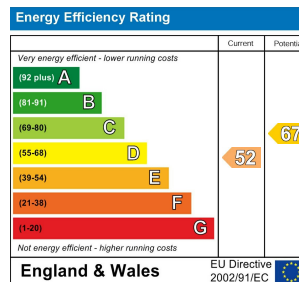














Second Floor



Ground Floor

First Floor

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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MARK EVANS & Co

A family run practice which has become one of the busiest firms of Estate Agents in the Midlands and offers a comprehensive property service for both sellers and purchasers alike.

Mark Evans is a fellow of the National Association of Estate Agents and has been involved in the property market in the local area since 1977 establishing his own practice in 1987.

Mark was joined by his daughter Becky in 2007 and both live locally which allows unprecedented knowledge of the property market in the town and surrounding villages.

Mark Evans & Company are able to offer a complete property portfolio of all prices ranging from smaller starter homes to larger country and equestrian homes. Our dedicated sales team have been with us for many years and are able to pass on their experience and advice on to our clients.

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NOTES:

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IMPORTANT SPECIAL NOTES:

The fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order.

Whilst we endeavour to make our Sales Particulars accurate and reliable, all measurements quoted are approximate and for general guidance only. If there is any point which is of particular importance to you, please contact our office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

Photographs are for illustration only and may depict items not included in the sale of the property.