

# Main Street

Clifton Campville, Tamworth, B79 0AP

John   
German





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£725,000

Rock Bank House is an exceptional Georgian family residence positioned within the popular village of Clifton Campville.



This attractive detached country residence dates back to the early 19th century, built as a later addition to the original 17th century cottage and offers a wealth of character charm throughout, enjoying an elevated position within the village.

Clifton Campville is a small rural village to the south-east corner of Staffordshire, close to the borders of Derbyshire, Leicestershire and Warwickshire. It lies on the River Mease approximately 10 miles east of the city of Lichfield, 6 miles west of Measham and 7 miles north of Tamworth. The village has a truly rural feel and has a parish church dedicated to St Andrew which is a Grade I listed building and the village school is St Andrews Church of England. Clifton Campville lies on the doorstep of the M42 which provides swift and easy access to Tamworth and Birmingham and links in perfectly with the M1 leading to Leicester and Nottingham together with East Midlands and Birmingham airports close at hand. This property falls into the catchment area for St. Andrew's Primary School located within Clifton Campville itself and was awarded outstanding in its latest Ofsted report and for secondary education, the catchment area is The Rawlett School in the nearby town of Tamworth.

This property sits in an elevated position far back from the road within the heart of this popular village. To the front you will find lawned gardens with a sweeping in and out driveway with detached double garage and elegant stone steps lead up to the impressive entrance door.

The front door opens to reveal a spacious hallway with stairs ascending to the first floor. There are two generously proportioned reception rooms on both your left and right that comprise a formal dining room and living room. Both rooms benefit from focal fireplaces, parquet flooring and gorgeous sash windows creating two stunning family reception rooms.

At the end of the hallway is the cottage style breakfast kitchen with an extensive range of matching wall and base units with solid wood work surfaces over, feature beams to the ceiling, red quarry tiled flooring and space for a range style cooker. The kitchen also benefits from having planning permission approved for an orangery extension to the side of the kitchen which would create a superb open plan kitchen/dining space.

Leading off the kitchen is the warm & cosy snug room that has beams to the ceiling and feature focal fireplace consisting of a limestone fire surround with raised hearth and inset log burning stove.

Turning back to the kitchen, a character latch cottage door reveals a useful and practical utility room with adjoining boiler room and boot room, this in turn leads to a ground floor shower room/cloaks that has a WC, pedestal wash hand basin and walk-in wet room style shower enclosure.

To the first floor you will find a beautiful galleried landing with front facing window and all doors leading off.

The second bedroom is particularly generous in size, has a sash window to the front aspect, carpeted flooring and a feature cast iron fireplace.

The master bedroom is located to the rear of the property and is a generous sized double bedroom that has a side facing window providing views over the rear garden, carpeted flooring, ceiling light point and exposed beams to the ceiling.

Bedrooms three and four are also of a good size.

The luxury family bathroom has a freestanding bath with mixer tap and shower attachment over, half panelled walls, tiled flooring, WC, wash hand basin, large walk in shower with rainfall shower, two Velux skylights and both wall and ceiling light points.

In addition to the family bathroom there is a separate shower room comprising shower with rainfall shower attachment, low level WC, wash hand basin, half panelled walls and Velux skylight.

Outside to the front of the property is a large in and out sweeping driveway providing extensive off-road parking for several vehicles. There are lawned gardens on three sides with patio seating areas and a detached double garage with power and lighting. Also to the front of the property is a feature mature willow tree.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Oil fired central heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/10102023

**Local Authority/Tax Band:** Lichfield District Council / Tax Band F

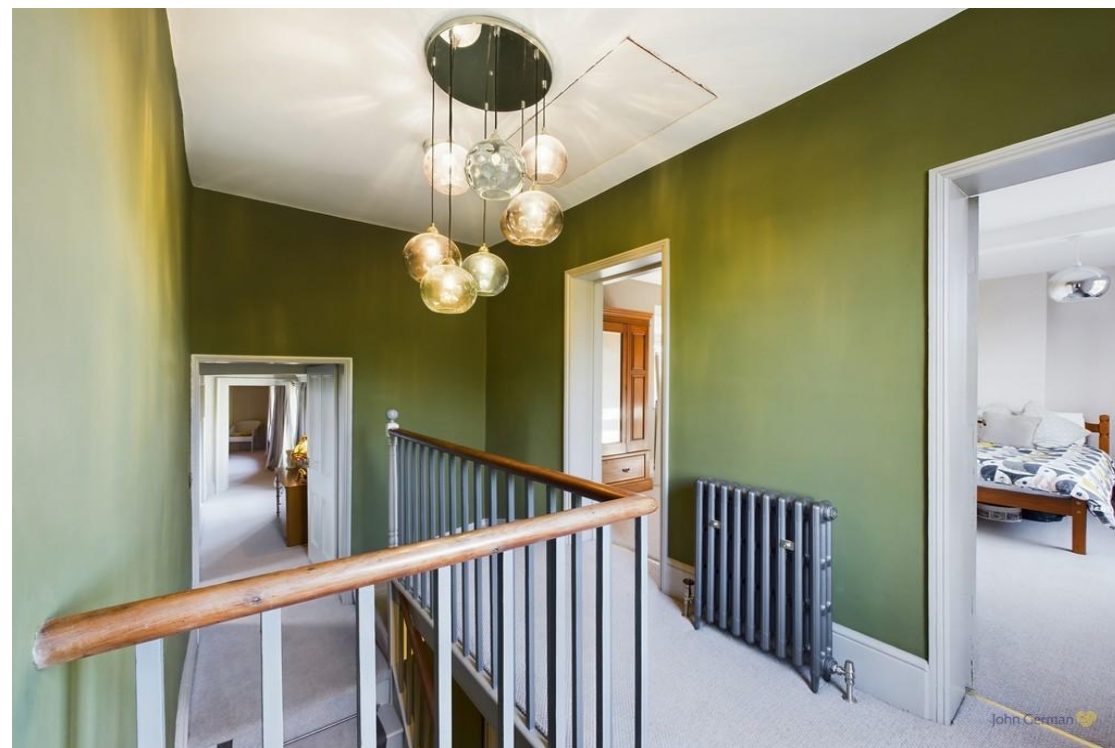














Ground Floor

**Approximate total area<sup>(1)</sup>**

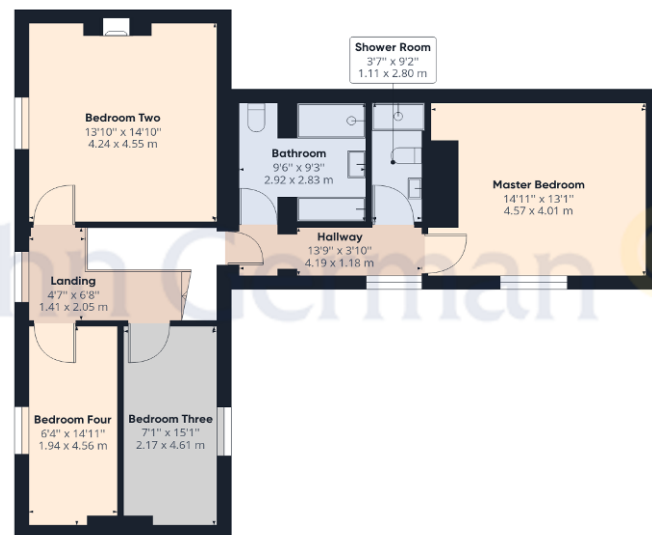
1927.07 ft<sup>2</sup>

179.03 m<sup>2</sup>

**Reduced headroom**

4.26 ft<sup>2</sup>

0.40 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### 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.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



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