



Chapel House & Annexe, Main Road, Haunton, B79 9HL

 Parker  
Hall

Enjoying a tranquil setting within the tranquil village of Haunton is Chapel House, a beautifully presented countryside residence with self contained annexe, showcasing versatile and recently upgraded accommodation, an enviable garden plot overlooking panoramic views and superb potential to offer additional rental/business income. Having previously formed part of the St Josephs convent, Chapel House has since been remodelled and upgraded substantially to offer generously proportioned living accommodation ideal to suit a growing family, a total of five double bedrooms and four bathrooms across both the main house and the self

contained annexe. The nature of the layout also offers excellent potential to provide a healthy income as the base for a home-run business or as a rental unit or Air BnB.

The interiors comprise briefly entrance hall, stunning lounge with dual sided wood burner, refitted family dining kitchen, utility, shower room and study/bedroom four, with three double bedrooms to the first floor serviced by a master en suite and family bathroom. The annexe offers a fifth double bedroom alongside a dining kitchen shower room and magnificent sitting room enjoying stunning views over the garden and beyond. Outside, there is parking

for a number of vehicles as well as access into the single garage and garden store, and rear gardens enjoy complete privacy and a useful workshop. A viewing is highly advised to appreciate the flexibility of this individual home as well as to experience the truly idyllic setting this rural village offers.

The charming village of Haunton lies within the picturesque Mease Valley, being well placed for access to nearby village amenities and the well-connected regional road network, with idyllic surrounding countryside ready to be enjoyed from the property's doorstep. This tranquil village community is centered around

the picturesque church, and the local village of Harlaston offers a popular pub and restaurant and a village shop/post office. Lichfield is a short drive away, being home to an array of amenities including shops, restaurants and Beacon Park, and the market town of Tamworth offers further shopping centres, a cinema and the Snow Dome leisure centre. The village is ideally placed for commuters, being within easy reach of the A38 and M42. Tamworth and Lichfield both offer rail stations with direct travel to Birmingham and London, and Birmingham International airport is a convenient 40 minute drive away.



- Detached Countryside Residence
- Tranquil Setting with Panoramic Views
- Annexe/Business Potential/Air BnB Rental Potential
- Generous & Versatile Accommodation
- Dining Kitchen & Spacious Sitting Room
- Entrance Hall, Utility & Shower Room
- Ground Floor Study/Bedroom Four
- Three Further Double Bedrooms
- Master En Suite & Family Bathroom
- Annexe with Dining Kitchen, Stunning Sitting Room, Fifth Bedroom & Bathroom
- Generous Wrap around Gardens overlooking Panoramic Views
- Ample Parting & Single Garage
- Workshop & Garden Store
- Double Glazed & Oil Central Heating
- Desirable Rural Village
- Well Placed for Commuter Routes, Rail Travel & Local Amenities





The front door opens into the main **Reception Hall**, where further doors open into the annexe entrance hall and to the **Inner Hall** of the main house. Stairs rise to the first floor accommodation with useful storage beneath, there is a window to the front and traditional panel doors open into:

**Lounge** 6.34 x 4.37m (approx. 20'10 x 14'4)  
A beautifully presented reception room having feature arched windows to the front aspect and a feature brickwork fireplace housing a dual sided wood burning stove

**Family Dining Kitchen** 8.34 x 4.88m (approx. 27'4 x 16'0)  
A stunning open plan space having been refurbished to an excellent standard. The **Kitchen** comprises a range of in frame base units with quartz worksurfaces over, housing a double Belfast sink, spaces for a dishwasher and fridge freezer and a character recess housing a space for an electric range cooker. A window to the rear enjoys a picturesque outlook over the gardens and views beyond, and the kitchen leads into a spacious **Dining Room** featuring the opposite side of the wood burner. There is access out into the rear gardens, and a further door opens into the **Rear Hall** which leads into:

**Utility** 2.96 x 2.73m (approx. 9'9 x 9'0)  
Fitted with base units housing an inset sink with side drainer and spaces for appliances including washing machine, tumble dryer and fridge, with tiled flooring, a window to the rear and a door opening out to the gardens



**Bedroom Four/Study** 5.2 x 2.53m (approx. 17'0 x 8'4)  
A versatile space ideal as a home office, playroom or fourth bedroom, having window to the front aspect

**Shower Room**  
Comprising a modern suite having wash basin set to vanity unit, WC and double walk in shower, with tiled splash backs, a heated towel rail and a sun pipe providing natural light



Stairs rise to the **First Floor Landing** where there is access to the loft and doors open into:

**Master Bedroom** 4.89 x 3.45m (approx. 16'0 x 11'4)  
A spacious principal bedroom having a range of fitted wardrobes, windows to the rear enjoying stunning countryside views and private use of:

#### **En Suite**

Fitted with a modern suite having wash basin set to vanity unit, WC and walk in shower, with tiled splash backs, a chrome heated towel rail and an obscured window to the rear

**Bedroom Two** 4.38 x 4.32m (approx. 11'4 x 11'2)  
Another generous bedroom, having dual aspect windows and fitted wardrobes. This room has previously been two bedrooms and it could be converted back with ease

**Bedroom Three** 3.38 x 2.92m (approx. 11'1 x 9'7)  
A double room having a window to the front aspect and a double fitted wardrobe

#### **Bathroom**

Comprising wash basin set to vanity unit, WC and bathtub with shower unit over. having tiled splash backs, a heated towel rail and an obscured window to the rear



From the **Entrance Hall**, a door opens into a second entryway opening into the annexe, having a feature arched door opening out into the driveway to the front. Access between the two entrance halls can be securely locked to provide a either ancillary accommodation for a dependent relative or potential income as a rental/Air BnB unit or a base for a home run business. A corridor gives access out to the gardens, and doors lead into:

**Magnificent Living Room** 5.96 x 5.96m (approx. 19'7 x 19'7)

A most impressive living space, having arched windows to the side, a picture window overlooking stunning views to the rear and a feature brickwork fireplace with inglenook housing space for an electric fire

**Annexe Dining & Living Kitchen** 7.74 x 2.6m (approx. 25'6 x 9'10)

The fitted **Kitchen** comprises a range of full height fitted storage, wall cupboard and base units housing an inset sink with side drainer and spaces for appliances including fridge freezer, dishwasher, washing machine and tumble dryer. There is a window to the side, a cupboard housing the oil fired boiler (which services the entire property) and the worktops extend to one side to create a breakfast bar. The **Dining/Living Area** also has a window to the side overlooking the gardens

**Annexe Bedroom/Bed Five** 4.73 x 3.09m (approx. 15'6 x 10'2)

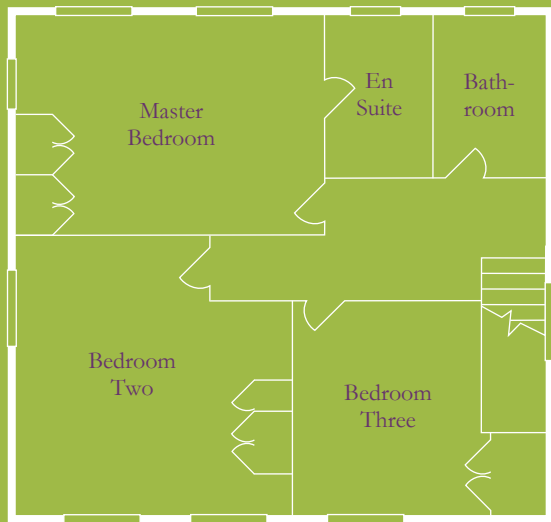
A generous double room having a window to the rear and a range of fitted wardrobes

### Shower Room

Comprising a white suite having wash basin set to vanity unit, WC and double shower, with half tiling to walls, a chrome heated towel rail and an obscured window to the front







First Floor



Ground Floor





**Outside**

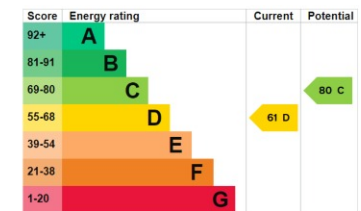
Chapel House is set back from the lane beyond a generous frontage bordered with mature foliage and a character brick wall. The tarmac and gravel driveway provides parking and turning space for numerous vehicles, and there are beautifully tended foregardens to one side. A veranda with feature archways leads to the entrance doors to both the main house and annexe, and a door to the side opens into a useful **Garage Store** 4.1 x 1.92m (approx. 13'5 x 6'3) which provides pedestrian access into the gardens

**Garage** 4.1 x 2.59m (approx. 13'5 x 8'6)

Having power, lighting and a manual double doors to the front

**Generous Gardens**

Enjoying complete privacy to all sides, the beautifully tended lawned gardens extend to a generous size, with a post and rail fence highlighting the panoramic countryside views. Paved terraces offers tranquil spaces for outdoor entertaining, and Chapel House benefits from exterior water, lighting and power. Within the garden there are two garden sheds, a large log store and a **Workshop** 4.1 x 2.32m (approx. 13'5 x 7'7), having power, lighting and access into the garden store



**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.