



# HIGHFIELD HOUSE, MANOR LANE

HARLASTON, TAMWORTH - OFFERS OVER £700,000

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## Why this home is Chosen...

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Nestled within the charming village of Harlaston, a magnificent 6-bedroom detached former farmhouse stands as a beacon of rural elegance. Boasting timeless character and modern comforts, this property epitomises countryside living at its finest. Surrounded by picturesque landscapes, it offers a tranquil retreat yet remains conveniently accessible with short drives to Tamworth and Sutton Coldfield. Its prime location also provides easy connections to major road and rail networks, ensuring seamless travel and access to urban amenities. With its spacious interior and idyllic setting, this farmhouse promises a harmonious blend of rustic charm and contemporary convenience, beckoning those seeking a quintessential countryside lifestyle.

A quick tour

Highlights of this stunning family home include:

- \* Chain Free
- \* Countryside location
- \* 4 receptions rooms
- \* Beautiful kitchen
- \* Open plan dining room
- \* 6 large bedrooms
- \* 3 bathrooms
- \* Garage
- \* Large driveway
- \* Did we mention the sought after location?



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## Oozing with luxury

Highfield House, now available on the market, presents a stunning opportunity in the picturesque village of Harlaston.

As you approach, the grandeur of this former farmhouse, completely converted in 2021, commands attention. The original oak beams lining the pathway pay homage to its rustic roots, setting the tone for the charm within.

Upon entering, a spacious reception area welcomes you, flanked by a downstairs WC and a formal lounge, exuding elegance and comfort. The open-plan kitchen/diner beckons with breathtaking, unobstructed views of the surrounding fields and countryside, offering a modern culinary haven equipped with all amenities for family life. The adjoining family lounge, bathed in natural light, seamlessly connects to the garden, providing an inviting space for relaxation. An additional reception room offers versatility as a play area or home office.

Upstairs, three generously sized bedrooms, including one with an ensuite, and a large family bathroom await on the first floor, while the second floor boasts two more spacious bedrooms and another bathroom.

Outside, a large driveway and separate garage offer ample parking, completing this idyllic countryside retreat. Highfield House stands as a testament to refined country living, offering comfort, space, and serenity in equal measure.

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# Highfield House, Manor Lane, Harlaston, Tamworth, B79 9JS

Approximate Gross Internal Area = 283.3 sq m / 3049 sq ft

Garage = 20.4 sq m / 219 sq ft

Total = 303.7 sq m / 3268 sq ft

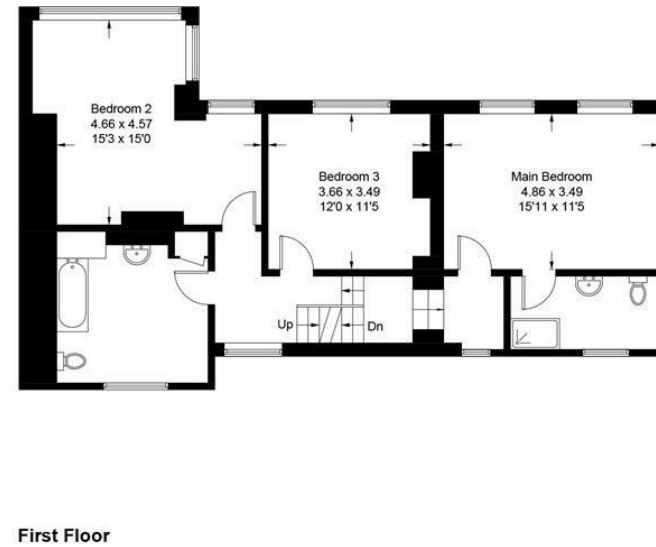
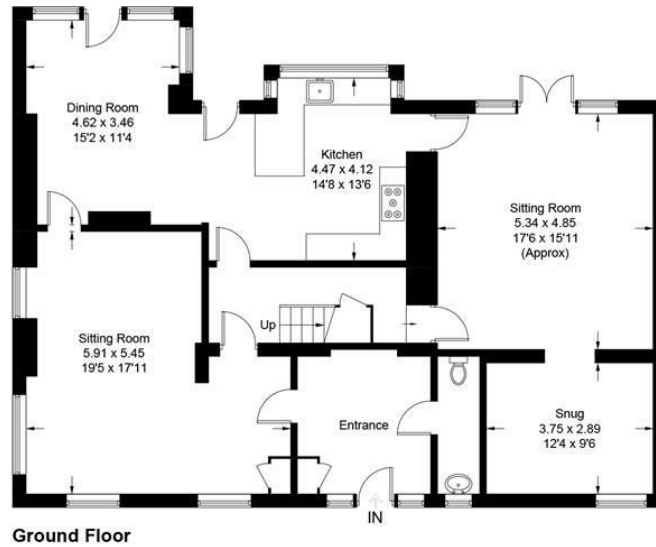
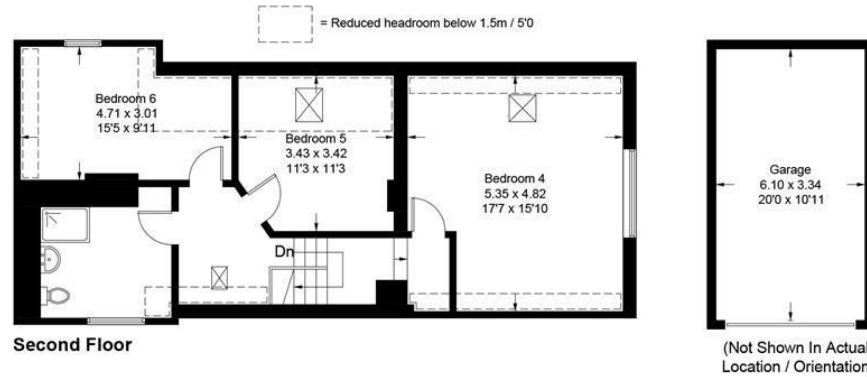


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1043822)

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## Enquiries

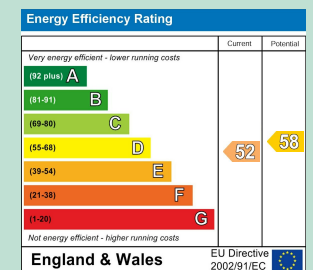
Highfield House Manor Lane is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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