



Stoke End Farm Middleton Lane

Middleton, Tamworth, B78 2BN

Asking price £799,000



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The Location

Potters Rest is situated in a sought-after location and within easy reach of Middleton Village. It is conveniently situated very near to a variety of roads such as the M42, A38 and M6 Toll, ideal for those who need to commute.

On site there is a floodlit, Olympic size, all weather horse arena together with a new stable block and paddocks. These are available for use but are not included in the sale price.

The Belfry Golf Club is 2 miles away which hosts several restaurants, bars, events, a leisure club and The Belfry Spa. With three golf courses, including The Brabazon and PGA National which are recognised as world-class, having previously hosted The Ryder Cup more than any other venue in the world and home to this years Betfred British Masters.

Taking the M42 Southbound for about 10 miles and you are in easy reach of the NEC, Birmingham Airport, Birmingham International and HS2, offering a variety of transport links across the UK and abroad. In just over 5 miles in either direction is Coleshill Parkway and Tamworth Railway Station.

If you have a young family, schools will be a major consideration for you. Potters Rest is situated within catchment for a variety of good and outstanding primary and secondary school who regularly achieve above average performance in progression and attainment 8 measures.

Just over 5 miles away is Ventura Park which offers a wide variety of shops ranging from high street names, designer brands to small independent boutiques. It also offers an excellent selection of dining experiences too.

Potters Rest is the ideal home if you want to live in the countryside but still have easy access to all local amenities.

HS Homes are proud to present this unique and luxurious 3/4 bedroom, barn style conversion, which is set behind secured gates on a private courtyard in Middleton. Surrounded by open countryside, nature trails as well as access to a private stable and menage, this really is a spectacular opportunity to own a

home like no other. Potters Rest can be personalised to your taste with the opportunity to choose the flooring, doors and even design your own kitchen, all included in the price. This family home has been newly constructed to a high specification, including underfloor heating and smart devices throughout the house, yet keeping the character and charm of the original barns found on Stoke End Farm.

On Approach

Entering the property from Middleton Lane through a secured gate and to a paved driveway which leads down the side of the house and to a carpool, with parking for 2 cars, situated at the end of the driveway. Surrounded by open fields and stunning views of the Middleton Countryside.

Entrance Hallway

Through the front door, which is located at the side of the property, and into the entrance hallway. The hallway leads on to the open plan kitchen and living area, dining room, utility, stairs to the master bedroom, bathroom and 2 further bedrooms.

Open Plan Kitchen

15'5" x 16'0" (4.7 x 4.9m)

From the hallway into the open plan kitchen which has 2 double glazed windows to either side, allowing natural light to flow through this room. The kitchen boasts high ceilings with a combination of LED downlights, low hanging pendant lights and in-built ceiling speakers. The kitchen is bespoke and can be tailored to your taste. Whether you want a classic kitchen or more of a sleek and contemporary space, the choice is yours.

Lounge

15'5" x 16'0" (4.7 x 4.9m)

The lounge area has floor to ceiling double-glazed windows, and bifolds with open views of the rear garden. The lounge also has high ceilings with low hanging pendant lights and in-built ceiling speakers, offering complete surround sound throughout the lounge and kitchen area. This room is ideal for entertaining guests, watching live sporting events and enjoying a complete cinematic experience. The lounge can also be designed to your taste, whether you want a cosy lounge with a log burner, or a classic lounge with parquet flooring.

Tel: 0121 430 4448

Garden

The rear garden has a paved walkway leading from the utility which wraps around the back of the house. There is an option to have the garden landscaped to suit your taste and designed to fit in with your family needs. The garden is a large area with open views of the wonderful Middleton countryside which is ideal for entertaining guests and hosting family get togethers.

Dining Room

10'9" x 11'9" (3.3 x 3.6m)

This multipurpose room next to the kitchen can be used as a snug, private dining area, study or guest accommodation. There is a double-glazed window to the side of the house and a ceiling light.

Master Bedroom

12'1" x 13'1" (3.7 x 4m)

Taking a private stairway to the first floor, through the dressing room, and into the master bedroom. The main bedroom has a storage cupboard, 2 switch operated skylight windows and an ensuite.

Ensuite

12'1" x 5'2" (3.7 x 1.6)

This spacious and modern ensuite has a large walk-in shower, toilet and double floor standing vanity basins. There are LED downlights and marble floor and wall tiles throughout.

Bedroom Three

8'6" x 9'6" (2.6 x 2.9m)

The third bedroom is situated at the bottom of the stairs and in the second half of the house. There is a double-glazed window to the front and a ceiling light.

Family Bathroom

8'2" x 5'10" (2.5 x 1.8m)

Next to bedroom three is the family bathroom. The family bathroom has an obscured double-glazed window to the front and comprises of a shower over bath, toilet and wall mounted vanity and basin. There are LED downlights and marble floor and wall tiles throughout.

Bedroom Two

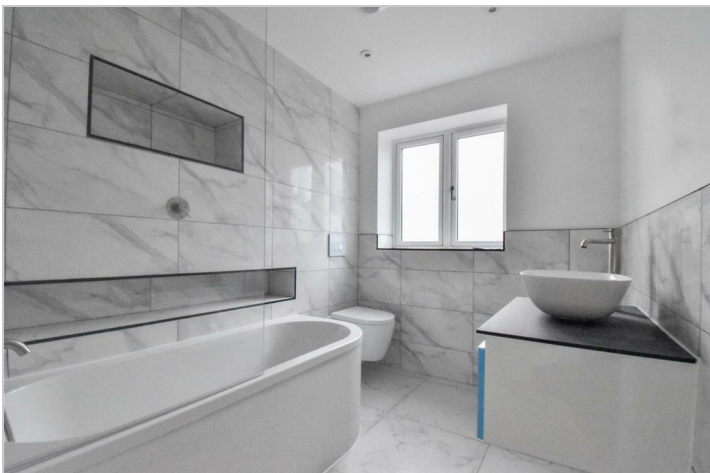
11'9" x 9'2" (3.6 x 2.8m)

The second bedroom is at the back of the house next to the family bathroom. There is a double-glazed window to the front and a ceiling light.

Utility

5'2" x 11'9" (1.6 x 3.6m)

The utility has a door leading out to the rear garden and is the ideal space for your washing machine and dryer. There are a combination of floor and wall mounted cabinets, marble effect worktop, sink with a mixer tap, LED downlights and white wall tiles.



Road Map



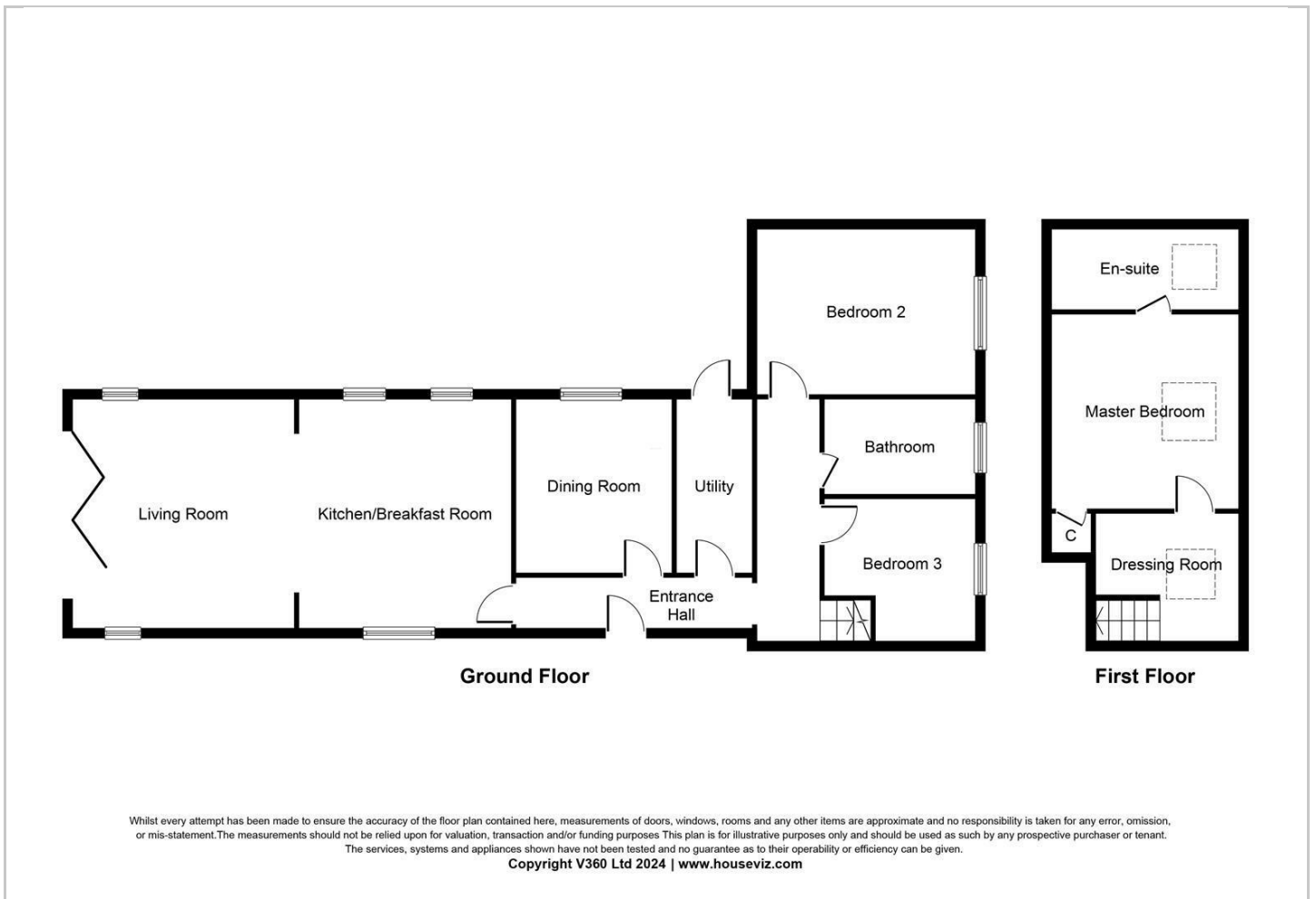
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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