



The Manor, Manor Lane, Harlaston, Staffordshire, B79 9JS

HOWKINS &
HARRISON



The Manor, Manor Lane,
Harlaston,
Staffordshire, B79 9JS

Guide Price: £890,000

An impressive Grade II listed handsome detached residence occupying a generous size plot in a delightful village setting. The property boasts just under 4000sqft of beautifully presented accommodation arranged over three floors, with many charming original features throughout. In brief comprising:- hall, four reception rooms including a conservatory, stunning kitchen/breakfast room with utility/boot room and WC off and finally a rear study/playroom. To the first floor there are four bedrooms, three en-suites and a family bathroom and on the second floor a library/study, large games room and a fifth bedroom. Approached via a double gated entrance leading to ample parking and access to a garage.

An early internal viewing is strongly recommended.



Features

- Detached three storey character residence
- Occupying an enviable village position
- Just under 4000sqft of well presented accommodation
- Three reception rooms, conservatory and rear study
- Bespoke kitchen/breakfast room & utility/boot room
- Five bedrooms and four bathrooms
- Set within delightful established gardens
- Double garage and ample block paved driveway
- Off road parking and garage
- Excellent location for commuters
- Grade II listed



Location

Harlaston is a picturesque village steeped in history. Located just 8 miles from Lichfield City and approximately 5 miles north of the thriving castle town of Tamworth. It is ideally located for the A5 M42 and M6 with fast transport links to the north and London. Tamworth itself has the benefit of an extensive range of shops and retail outlets, pubs restaurants and a mainline railway station with direct links to London. The cathedral city of Lichfield is just a short drive away and also offers a delightful range of shops and restaurants together with highly regarded schooling.

Tamworth - 4.7 miles

Atherstone - 12.6 miles

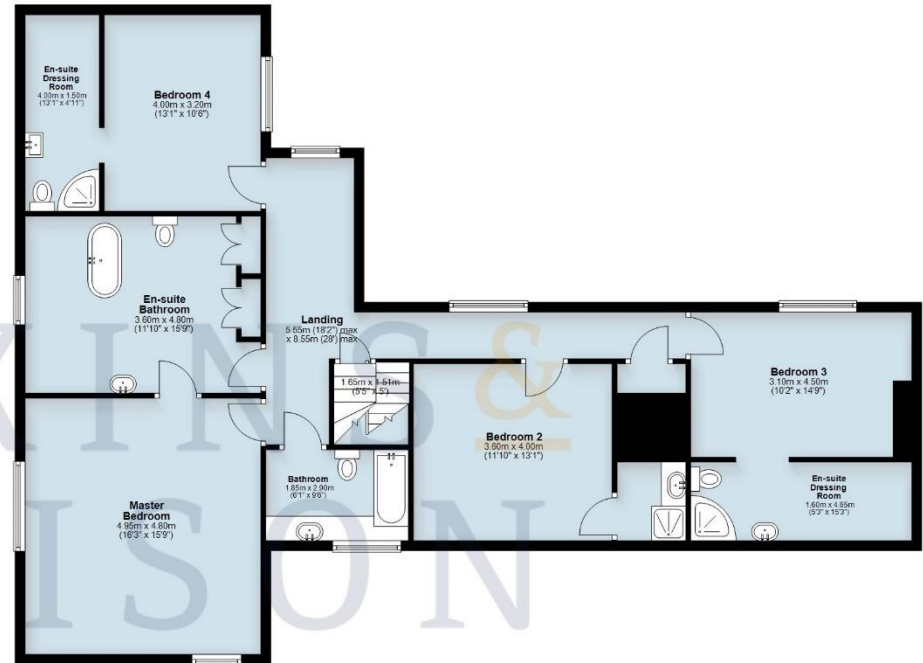
Lichfield - 8.3 miles

Ashby de la Zouch - 13.3 miles

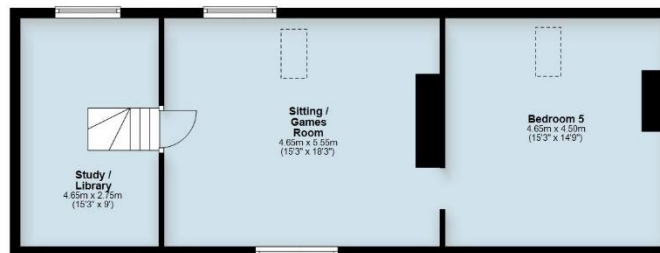
Ground Floor
Approx. 167.2 sq. metres (1799.6 sq. feet)



First Floor
Approx. 129.6 sq. metres (1394.6 sq. feet)



Second Floor
Approx. 60.5 sq. metres (650.7 sq. feet)



Total area: approx. 357.2 sq. metres (3844.8 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Room icons such as bathroom suites, sinks are representations only and may not look like the real items. Plan produced using PlanUp.







Accommodation Details – Ground Floor

The front door leads into a spacious entrance hall with staircase rising to the first floor. A door to the left leads into the dining room with access leading into a dual aspect formal drawing room with feature fireplace. To the right of the hall is the 22ft kitchen/breakfast room with a comprehensive range of bespoke eye level and base units with ample granite preparation surfaces, under floor heating and a large Aga stove..A further door from the kitchen leads into a superb sitting room again with a feature fireplace with log burner fitted, window to the front elevation and French doors to outside. Access from the rear of the hall is a lobby area with cloakroom WC and store cupboard off and double opening doors leading into the conservatory. A delightful addition making the most of the views of the garden. Finally to the rear of the property is a generous size utility/boot room with store cupboards, separate boiler room and access into a rear office/playroom.



First & Second Floors

The staircase rises to a 'T' shaped landing providing access into four generous size bedrooms and a bathroom. The master bedroom has a super sized luxury en-suite bathroom with built in store cupboards, bedroom two & four have a dressing area and en-suite off, whilst bedroom three four has an en-suite shower and wash hand basin.

A further staircase rises up to the second floor, where you will find a galleried landing/library area. door into an 18ft games room with access into a fifth bedroom all with skylight windows.



Outside, Gardens and Grounds

Outside the property is set within delightful gardens mainly laid to lawn with mature borders. The property is approached via a double gated entrance leading to ample parking and access to a garage.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion.



A rare opportunity to acquire a detached character residence in an idyllic position, retaining some beautiful features to provide an enviable family home.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01827-718021.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Lichfield District Council - Tel:01543-308 000

Council Tax

Band – G

Energy Rating – Exempt Grade 11 listed



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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