



2, Clifton Lane Cottages, Thorpe Constantine, Staffordshire, B79 0LJ

HOWKINS &  
HARRISON



2, Clifton Lane Cottages,  
Thorpe Constantine,  
Staffordshire, B79 0LJ

Guide Price: £425,000

A rare opportunity to purchase a character cottage in a highly sought-after rural setting, surrounded by open countryside.

This three bedroom semi detached home offers 1182 sqft. of accommodation and is offered to the market with no upward chain. With scope to enhance and update, the property provides an excellent opportunity to create a comfortable modern home in a delightful village setting. In brief, the ground floor comprises an entrance hall, cloakroom/WC, dual-aspect living room, separate dining room, kitchen, utility room, and bathroom. The first floor offers three well-proportioned bedrooms arranged around a central landing.

Externally, the cottage is set back behind a gated frontage with a driveway and mature gardens enjoying a private outlook with open views across farmland.



## Location

Thorpe Constantine is a small, historic village surrounded by open countryside, located around 6 miles north-east of Tamworth and within easy reach of Ashby-de-la-Zouch, Measham, and Market Bosworth. The setting is noted for its peaceful, rural character while remaining convenient for nearby road links, including the A38, A5, and M42, providing access to Lichfield, Birmingham, and Leicester.

### Travel Distances

Atherstone – 6.4 miles

Tamworth – 3.8 miles

Lichfield – 9.0 miles

Birmingham Airport – 15.4 miles



## Accommodation Details – Ground Floor

The front door opens into an entrance hall with stairs rising to the first floor. To one side, the living room enjoys a front-facing aspect and provides a comfortable reception space. The dining room sits at the heart of the home and links through to the kitchen, which is fitted with a range of units and opens into a practical utility room with access to the garden. Also leading from the hall is a cloakroom and a separate bathroom, both conveniently located on the ground floor.

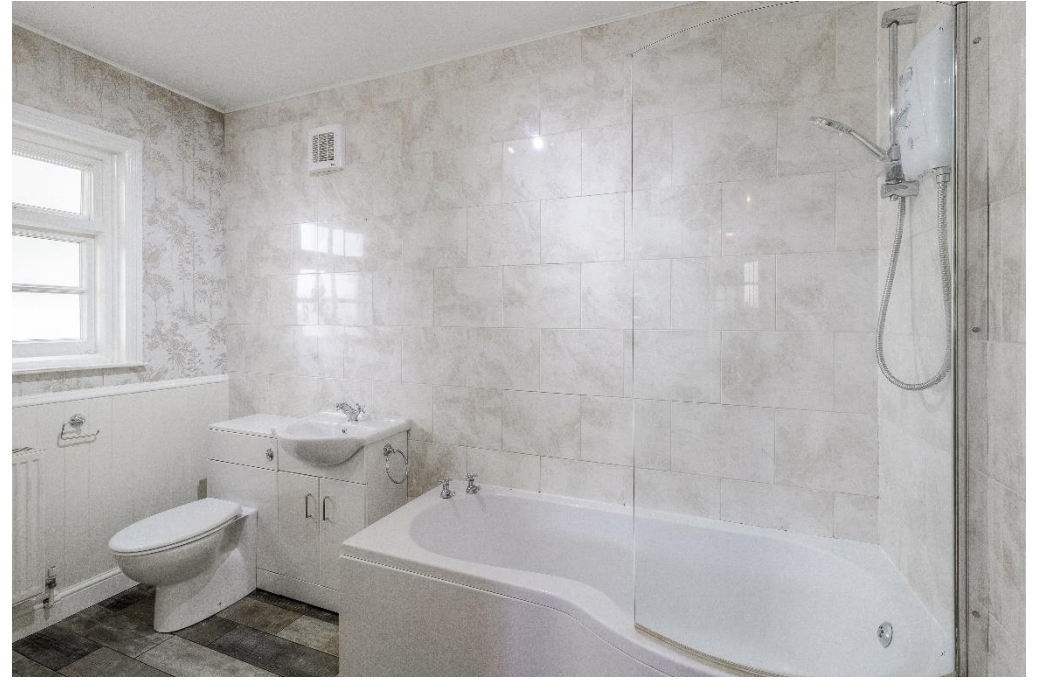
## First Floor

On the first floor, the landing leads to three well-proportioned bedrooms. The main bedroom is positioned at the front of the property with open countryside views, while bedrooms two and three are set to the rear overlooking the garden.

## Outside

Outside, the cottage is set behind a gated entrance with driveway parking and established gardens. To the rear, a generous lawn is framed by mature trees and hedgerows, with a timber outbuilding and far-reaching rural views.







## Features

- Semi-detached cottage with no upward chain
- Peaceful rural hamlet setting
- Opportunity to create a modern home
- Entrance hall with cloakroom/WC
- Dual aspect living room & separate dining room
- Kitchen with adjoining utility room
- Three first-floor bedrooms
- Mature gardens with outbuilding/shed
- Surrounded by open countryside views

## Tenure & Possession

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

## Agents Note

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

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1





## 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

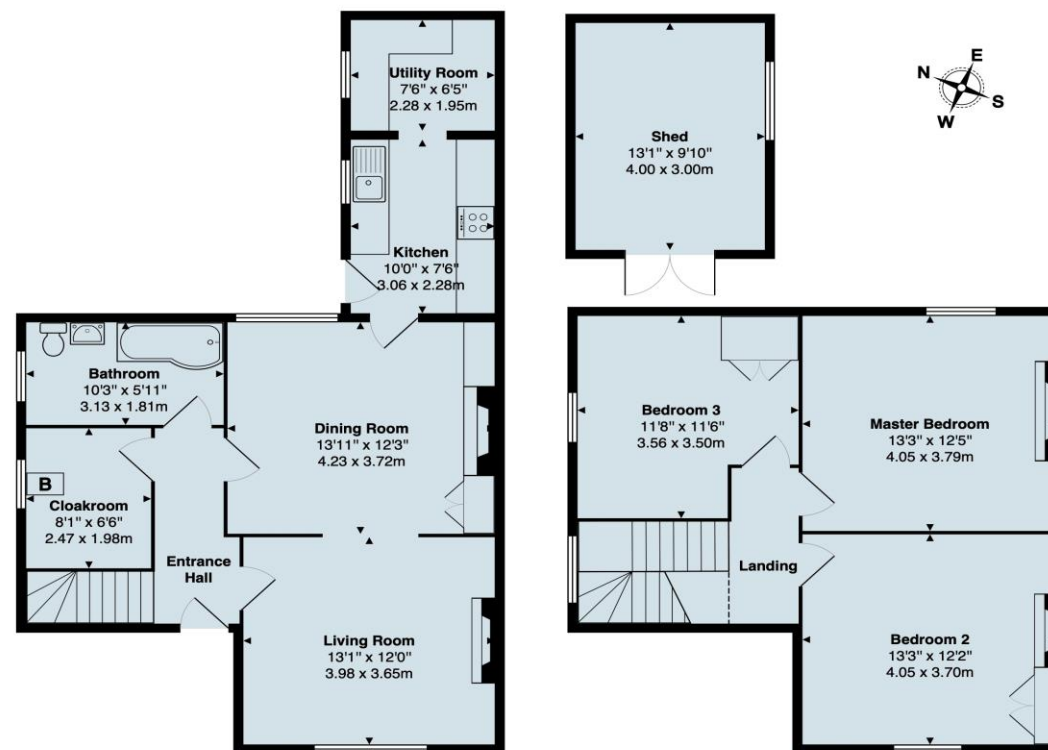
None of the services have been tested. We are advised that the property benefits from mains water and electricity are connected to the property. The central heating is oil fired and there is a septic tank shared with neighbouring property which is situated in their garden. The property benefits from FTTP Gigabit Broadband with speeds of up 1,000Mbps.

## Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

## Council Tax Band - D

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Ground Floor  
Area: 646 ft² ... 60.0 m²

First Floor  
Area: 537 ft² ... 49.8 m²

Total Area: 1182 ft² ... 109.8 m² (excluding shed)  
All measurements are approximate and for display purposes only

## Howkins & Harrison

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