



BEEHIVE COTTAGE | LULLINGTON ROAD | TAMWORTH

Downes  
&  
Daughters  
ESTATE AGENCY



# BEEHIVE COTTAGE

LULLINGTON ROAD | TAMWORTH | STAFFORDSHIRE | B79 0AP

£875,000

A thoroughly impressive detached family home, occupying a manicured 0.72 acre plot in the most attractive setting possible on the rural fringe of the popular village of Clifton Campville. Boasting some of the most beautiful views the Lichfield and Tamworth area has to offer. Offering 3,416 square feet (including garage) of bright and flexible accommodation over two floors with a pleasant blend of traditional styling and some clever contemporary twists. The sensible design of this property takes full advantage of the rural views in almost every room, with an internal inspection highly recommended to fully appreciate the unrivalled setting but also the attractive nature of the house itself. The ground floor has clearly been designed with entertaining and flexibility in mind with no less than five reception rooms including large formal drawing and dining rooms, a relaxed family living room, snug and conservatory. The kitchen and breakfast room, entrance porch, utility room and guest cloakroom complete the most opulent of ground floors. The first floor is equally impressive with two separate staircases leading to separate accommodation.

The first landing leads to an impressive principal bedroom with en suite shower room, two further bedrooms and a family bathroom. The second landing boasts a useful study space and leads to two further bedrooms and a second family bathroom. Perfect for potential annexe use or separate teenage space. The property sits within an impressive plot of formal gardens with a number of neat lawns, an abundance of patio seating areas interspersed with a selection of established trees and shrubs and neat borders. Further benefits include a detached garage block with separate double and single garages, brick workshop and an extensive private driveway providing parking for numerous vehicles.

Viewing is essential to appreciate the charm and flexibility of this impressive family home. Especially at this time of year.



## GROUND FLOOR

- Porch Entrance
- Breakfast Room
- Conservatory
- Kitchen
- Family Room With Raised Hearth Open Fire
- Formal Dining Room With Open Fire
- Snug
- Impressive Living Room With Log Burner
- Utility Room With Rear Access
- Guest Cloakroom





## FIRST FLOOR

- Outstanding Views From All Rooms
- First Landing Leading To...
- Principal Bedroom With En Suite Shower Room
- Bedroom Two With Large Eaves Storage Room
- Bedroom Three
- Family Bathroom
  
- Second Landing With Study Area Leading To...
- Bedroom Four
- Bedroom Five
- Family Bathroom

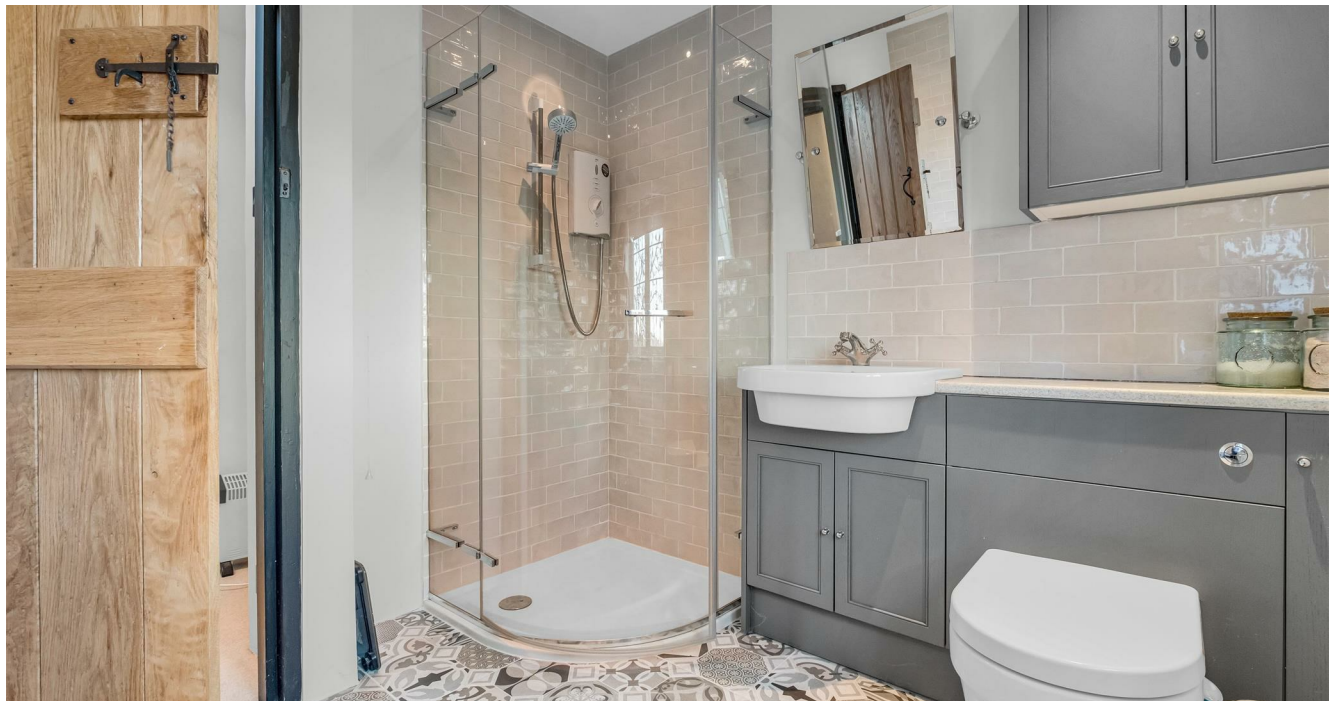






## WHY WE LOVE THIS HOUSE...

"It has been a perfect family home with lots of space for relaxing and entertaining both inside and out. We have lived here for 23 years and still appreciate the views every day".







## OUTSIDE

- Delightful Professionally Landscaped Gardens On All Sides
- Beautifully Presented To Incorporate...
- A Selection Of Neat Lawns
- A Number Of Patio Seating Areas
- Stylishly Planted Established Borders
- Extensive Private Driveway Parking
- Detached Garage Block With Separate Double & Single Garage With Electric Roller Doors
- Brick Workshop







Total area: approx. 317.4 sq. metres (3416.2 sq. feet)



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