



ROCK BANK HOUSE | MAIN STREET | CLIFTON CAMPVILLE

Downes  
&  
Daughters  
ESTATE AGENCY

Mans Heath 2b  
Haunter







# ROCK BANK HOUSE

MAIN STREET | CLIFTON CAMPVILLE | STAFFORDSHIRE | B79 0AP

OFFERS OVER £725,000

A truly exceptional Georgian country residence dating back to early 19th Century, built as a later addition to the original 17th Century cottage. Occupying an elevated, elegant position within the village, this stunning home has been sympathetically renovated and updated by the current owners with impeccable attention to detail and historically appropriate finishes. Offering nearly 2,500 square feet of accommodation arranged over two floors blending the faultless Georgian design with some more contemporary twists, seamlessly linking to the original 17th Century building. Externally the sweeping formal lawns and 'in out' driveway lead to the elegant stone step approach, rising to the front door. The grandeur of the entrance hallway is immediately evident on entering this property and it gives some clue as to the calibre of the home you are about to view.

The ground floor offers the perfect balance of original formal reception rooms stylishly contrasting with some more relaxed family rooms. Perfectly served by the 'supporting cast members' of the more functional rooms. Planning consent has also been approved for a large orangery to the side. The first floor is equally impressive with four bedrooms and two bathrooms spanning from the most elegant of gallery landings. Further treats lie outside with the extensive driveway with curved retaining wall, manicured lawned gardens on three sides with patio seating areas and a detached double garage / gym with power and lighting.

Downes & Daughters is proud to be associated with the marketing of this thoroughly impressive family home.





## GROUND FLOOR

- Entrance Hallway
- Formal Dining Room With Parquet Floor & Open Fire
- Drawing Room With Parquet Floor & Open Fire
- Breakfast Kitchen (planning permission to extend to the side)
- Living Room / Snug With Esse Log Burner
- Boot Room
- Ground Floor Shower Room









## FIRST FLOOR

- Elegant Gallery Landing
- Principal Bedroom
- Adjacent Shower Room
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Luxury Family Bathroom











WHY WE LOVE THIS HOUSE...

“We love the traditional Georgian style and symmetry in the front of the house, which is simply superb for entertaining but we equally love the contrast of the older rear part of the house with the farmhouse kitchen and Snug, which is a wonderful sanctuary in the evening to enjoy a glass of wine and unwind next to the log burner. The outside space also works really well for us, with lots of room to entertain on the terrace, a more private kitchen garden to the rear and a front garden that draws admiring comments from most passers by! The recent addition of the garage has finished the front off and makes it really stand out. The village offers everything we need, from the excellent motorway links just a few minutes away, to the abundance of country walks immediately from the front door. The Green Man in the village was once renowned for excellent food and is currently undergoing an extensive refurbishment and is soon to be back to its former glory - with the addition of a village shop. Add to this the recently refurbished village hall and the large village green, which hosts an annual country fair, and it wants for nothing. The house is close enough to Lichfield and Birmingham to enjoy a day shopping or evening out, but is also nestled away in the country where we feel a million miles away from pressures of life.”









## OUTSIDE

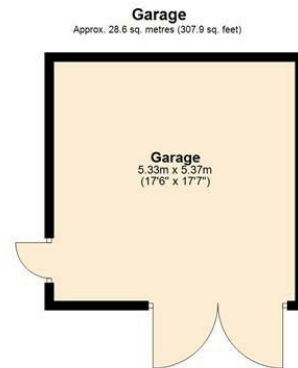
- Sweeping 'In Out' Gravel Driveway With Curved Boundary Wall Entrance (with power if gates are preferred)
- Manicured Fore Lawns & Neat Hedge Boundaries
- Impressive Detached Double Garage / Gym / Workshop With Power & Lighting
- Landscaped Rear Garden With Large Patio, Shaped Lawn & Raised Beds
- Lawned Side Cottage Garden With Storage Shed & Log Store











Total area: approx. 250.1 sq. metres (2692.5 sq. feet)



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099

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