



Upfields Farm
Elford Road | Tamworth | Staffordshire | B79 9BH

FINE & COUNTRY

UPFIELDS FARM

A stunning, grade II listed Georgian farmhouse, fully renovated and updated by the current owners to an exceptional standard throughout. This large country home has four reception rooms, including a cinema room, seven bedrooms, four bathrooms, a beautiful, bespoke open-plan kitchen and a converted cellar containing a games room. Externally there is approximately two acres of land with beautifully manicured grounds. The property has a heated outdoor spa pool, alfresco entertainment area with bar and viewing balcony, woodland and separate paddock currently being used to graze alpacas.



Ground floor:

The grand entrance hall gives access to the beautiful original staircase, a dual aspect front sitting room with a glorious stone feature fireplace, spectacular cinema room with automated screen, electric blackout blinds, bar area and specialised lighting, a cozy snug with access to the WC, converted cellar and kitchen. The open plan kitchen is unique and bespoke and a particularly special aspect to this incredible property. Off the kitchen is the gymnasium and utility room. The converted cellar contains an amazing games room / man cave.

1st Floor:

The light and airy landing gives access to the master bedroom with luxury en-suite with rolltop bath and separate double shower cubicle. Three further double bedrooms (one currently being used as a dressing room) all having far reaching countryside views and are serviced by a well appointed family bathroom.

2nd Floor:

The spacious open landing gives access to three further double bedrooms, one having an en-suite and the remaining two being serviced by a stylish family bathroom. All rooms benefit from far reaching countryside views.





Seller Insight

“ The owner has enjoyed living in this stunning property for the past 8 years. “What initially attracted us was the location. It feels like we’re in the countryside, yet we’re only five minutes from town. The look and potential of the house were also a big draw.”

Reflecting on their favourite aspects of the home, they highlight the “amazing views and the proximity to amenities.” Inside, the owner especially enjoys “the fire in the cinema room during winter,” and the “large kitchen, which is a fantastic space.”

The views are a consistent theme throughout the home. “The views are incredible from all around the property,” they say. The entrance is equally striking, with “the front porch pillars offering an impressive welcome.” For entertaining, the “swim spa and gazebo are perfect.”

The outdoor space is another highlight, with the owner sharing, “We love the pool and the views. We often have bonfires in the woods with a few drinks.” The property has been the setting for many special events, including “an annual Halloween party in the woods and 40th birthday celebrations in the garden, complete with a DJ.”

Since moving in, the owner has undertaken extensive renovations. “We’ve completely renovated the property, including rewiring, new plumbing, a new septic tank, and a swim spa.”

This home reflects the owner’s love of the outdoors. “We spend a lot of time outside, walking over the nearby fields with the landowners’ permission. It often feels like we’re away on holiday.”

When asked what they’ll miss most, the answer is clear: “The location, 100%.” Their advice for future owners? “Enjoy all the amenities—log fires, the games room, the outdoor spaces—and make the most of entertaining!”

For anyone interested in sports and activities, the nearby area has plenty to offer. The owner shares, “I’m a member at Snowdome, and there’s a cricket club in the village and clay pigeon shooting nearby.” The local junior school is just minutes away, and “my daughter loves attending.”

The memories of “parties and entertaining will stay with us for years to come.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























Outside

The property is approached by electric gates, leading onto an incredible open driveway with ornate feature fountain.

To the rear of the property is the garaging and further parking.

The gardens are simply stunning, beautifully manicured with substantial alfresco entertaining areas, including open bar and outbuildings with viewing terrace, ideal for parties and family gatherings. There is also a heated spa pool, stunning water feature, woodland and a separate paddock currently being used for grazing alpacas.

Area description

Elford is a village and civil parish in the Lichfield District, Staffordshire. It is on the east bank of the River Tame, about 5 miles (8 km) east of the City of Lichfield and 5 miles north of Tamworth.







Services

We understand that mains water and electricity are connected as well as calor gas.

Sewerage

A sewage treatment plant was installed in 2020 which is shared with the neighbouring barns. Maintenance costs of around £560.00 are divided between two properties, as and when required.

Heating

Oil Central Heating

Terms

Local authority: Lichfield District Council

All viewings are strictly by prior appointment with agents Fine and Country.

Average Area Broadband Speed

The property is currently served by a 4G antenna for Broadband with internet speeds of around 16.5 Mbps for downloads and 8.39 Mbps uploads.

Mobile Signal

4G & 5G Signal is available in the area. We advise you to contact your provider.

Title

There are restrictive covenants and easements on this title, including a right of way over a neighbouring property for the rear drive. Ownership of the property carries a responsibility to contribute towards the cost of maintenance of the rear drive and drains with a 50/50 split.

Agents Note:

The property has previously had preventative work and treatment for dry rot



GROSS INTERNAL AREA: 5563 sq ft, 516 m²
 LOW CEILINGS: 39 sq ft, 4 m²
 GARAGE: 426 sq ft, 40 m²

OVERALL TOTALS: 6028 sq ft, 560 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
 FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 12.11.2024







GARY DELANEY

Fine & Country Sutton Coldfield and Lichfield
T: 0121 272 6900 | M: 07736905002
email: gary.delaney@fineandcountry.com

Over 20 years' delivering and managing professional, award-winning and top-ranking property services.

My passion for the property industry has seen me establish several award-winning sales and lettings businesses in Warwickshire and Worcestershire, after a successful career working for large and small independent agencies as well as the corporate sector. Specialising in the higher quartile of the property market, I have experience in valuing land and equestrian, along with prime city and country residences.

My estate agency business training and consultancy services have been employed by various property agencies over the years, this involved me having access to all levels of the business to implement best practice throughout the company, including mentoring for senior and junior management employees.

I hold both National Association of Estate Agents and Association of Residential Letting Agents qualifications

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country Sutton Coldfield and Lichfield
Tel: +44 (0) 121 272 6900
sutton@fineandcountry.com
46-48 Mere Green Road, Sutton Coldfield, West Midlands, B75 5BT

