



Croxall Road

Edingale, Tamworth, Staffordshire, B79 9JF

£899,950

# Property Features

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- Deceptively Large Bungalow
- Extra Large Lounge, Separate Dining Room/Reception Two
- Utility Room, Boot Room, Guest Cloakroom
- Large Study/Bedroom Five
- Wide Open Fitted Kitchen/Large Family Room
- Four Generously Sized Bedrooms, Large En-suite Bathroom to Master Bedroom
- Refurbished Family Bathroom with Shower and Bidet
- Generous and Private Rear Garden Backing onto the River Mease
- Fishing Platform to the River Mease with Fishing Rights
- Double Garage/Car Port, Large Sweeping Drive and Front Garden

## Full Description

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Taylor Cole Estate Agents are thrilled to welcome to the market 'Joe's Cave'. This deceptively large bungalow, boasting an array of desirable super-sized features, with extra-large garden to the rear reaching down to the River Mease and wide ranging views over open countryside. Nestled in a chocolate box village location, this beautiful family bungalow is a rare find that seamlessly blends modern luxury and village living, with a fascinating history to the property. Built by the current owner in 1990 on the site of a locally renowned property, set well back and unseen from the road with a large sweeping drive and front garden. Other noteworthy highlights include extra-large lounge and dining room, four very spacious bedrooms, study/bedroom five, newly refurbished family bathroom, en suite to master. This large family bungalow is wide ranging and well positioned very close to the major road network with easy access Tamworth, Derby and Birmingham via the major road network. Situated within the welcoming village of Edingale, which boasts traditional community amenities, Joe's Cave is walking distance to the quaint village school. To truly grasp the spaciousness and high-quality accommodation offered, an internal viewing is simply a must.

Located in the heart of the idyllic Staffordshire hamlet of Edingale, this beautiful bungalow will capture the hearts of all viewers. The bungalow is accessed by a long private drive and cannot be viewed from the main road. It has an impressive front aspect which includes a very secluded large, stoned driveway which provides ample off road parking for several vehicles, plus two extra spaces in the garage/car port area. It is worth noting that all windows in this home are double glazed and with central heating radiators throughout.

From the stone porch, viewers will enter Joe's Cave via the impressively large church door. A wide tiled hallway that has an abundance of space for guests to remove coats and shoes with access to the boot room containing the electric fuse panel to the right. The entrance hall has double doors to the right off to the magnificent dual aspect lounge, the well-proportioned dining room/reception two, guest WC with wash basin and the kitchen/family room. The utility room door accessed from the open plan kitchen includes plumbing space for a washing machine and tumble dryer etc, an exit door to the side of the property and the large oil fuel boiler in the utility room itself. To the left of the hallway is the spacious and airy corridor to the bedroom wing. From the hall you enter the magnificent rectangular shaped lounge, where you step down into the enormously versatile 23'5" x 28'2" (7.14m x 8.59m) lounge space which provides plenty of options to position furniture around the stunning fireplace with flame effect fire and fireplace. The dual aspect lounge also benefits from four 12ft high double glazed windows with views over the patio and garden. The nearly ceiling



high windows provide natural light and unrivalled views across the garden and rolling countryside. Within the impressive dining room, accessed by a beautiful arch from the entrance hall, as shown in the photos, the current owners have positioned an 8-seater dining table in the centre of the room. This room could also be used as a third reception room. Again, to the rear of the room, are three ceiling high windows out to the patio and garden. The kitchen, which is a fantastic size with wall mounted units and full height pantry cupboard. Integrated appliances include a dishwasher, five-ring gas hob, overhead extractor fan, chest-height double oven and sink. To the back of the kitchen is a fabulously sized double aspect family room with sliding patio doors out to the enchanting patio and garden. On the left of the kitchen, you enter the utility room, with space for American fridge freezer, separate fridge, separate chest freezer, tumble dryer and washing machine. Also offering double wall storage cupboard above the main oil fuelled boiler for the central heating and hot water. Access to the sideway, which runs the whole length of the house can be accessed via the door from the utility room.



Moving to the bedroom wing, branching off the long hallway is the study/ bedroom 5 and four very generously sized bedrooms, and family bathroom. The stunning master bedroom, a true sanctuary within the home, is located on the right of the corridor and comprises a marvellous wide-open space with large window and its own very large en-suite bathroom. The en-suite bathroom features a Jack and Jill door to bedroom four, his and hers wash hand basins with large mirror mounted in an oversize double cupboard unit with shaving point. Large bath, toilet, double-sized raised shower cubicle and bidet. Bedrooms two and three are equally spacious accessed from the main corridor and offer equally spacious and comfortable accommodation. Bedroom four enjoys the shared amenities of the master en-suite. The newly re-modelled family bathroom, showcased in a tastefully matching suite and floor to ceiling tiled walls. The bath and double shower are presented on the raised platform with sink, toilet, and bidet.



#### LOUNGE

23' 05" x 28' 02" (7.14m x 8.59m)

#### DINING ROOM

16' 05" x 11' 06" (5m x 3.51m)

#### KITCHEN / FAMILY AREA

15' 07" x 31' 11" (4.75m x 9.73m)

#### UTILITY ROOM

7' 08" x 8' 01" (2.34m x 2.46m)

#### GUEST CLOAKROOM

6' 05" x 5' 08" (1.96m x 1.73m)

#### STUDY / BEDROOM FIVE

15' 01" x 9' 04" (4.6m x 2.84m)

#### BEDROOM ONE

14' 06" x 19' 11" (4.42m x 6.07m)

#### BEDROOM ONE EN-SUITE

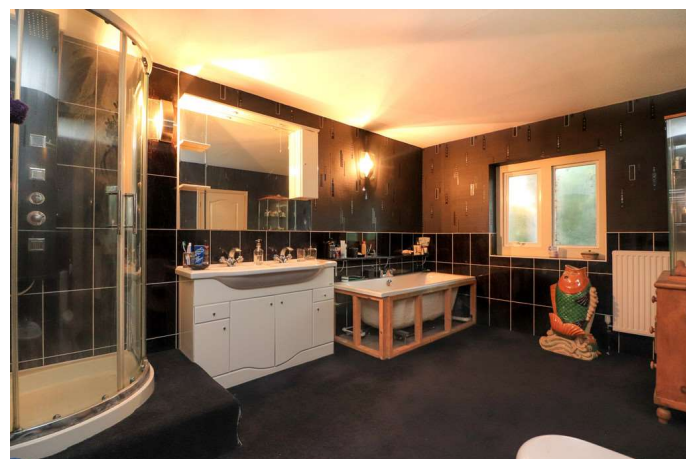
14' 10" x 9' 10" (4.52m x 3m)

#### BEDROOM TWO

13' 06" x 14' 11" (4.11m x 4.55m)

#### BEDROOM THREE

10' 10" x 12' 03" (3.3m x 3.73m)



#### BEDROOM FOUR

10' 06" x 10' 00" (3.2m x 3.05m)

#### FAMILY BATHROOM

9' 11" x 8' 00" (3.02m x 2.44m)

Beyond the walls of this gorgeous bungalow lies the piece de resistance - the rear garden. Offering magnificent, uninterrupted far-reaching views of the neighbouring fields and open countryside. It truly captures the essence of rural living. There is a large, elevated flagstone patio which spans the entire width of the rear of the house and leads down to the large rear garden via steps and/or slope way. The patio area has been thoughtfully designed to provide an idyllic outdoor seating and entertaining space. The vast expanse of lawns and bed leads to the pretty summer house on the raised platform overlooking the calm and peaceful River Mease. The new homeowner will obtain the added benefits of fishing rights to the River Mease on successful completion of the house purchase.

For those purchasers who wish to enhance the already voluminous living space, the attic across the whole of the back of the property is already fitted with attic trusses and services to allow conversion of this very large space into liveable accommodation, subject to the relevant permissions being obtained.

This truly lovely bungalow offers an idyllic living experience. Its well-appointed rooms, character and oversized proportions provides a unique blend of comfort and charm. Don't miss the opportunity to explore this exceptional property first-hand.

#### ANTI MONEY LAUNDERING

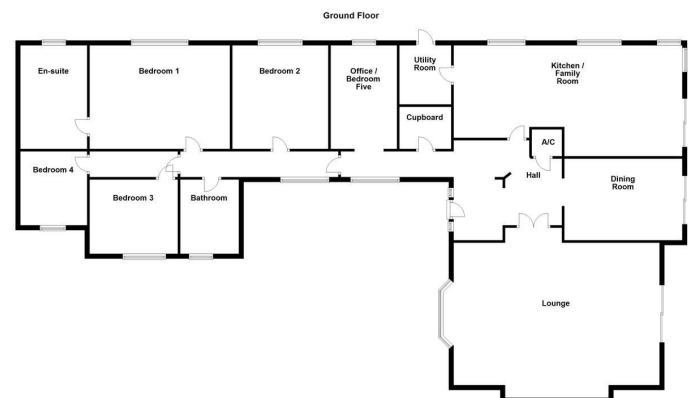
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

#### VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	68 D
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

www.taylorcole.co.uk  
sales@taylorcole.co.uk  
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements