



**Arkall Farm**

Ashby Road, Tamworth, Staffordshire, B79 0AA

**Offers In The Region Of £600,000**

# Property Features

- Breathtaking Barn Conversion
- Spectacular Open Plan Lounge/Diner
- Superb Fitted Kitchen
- Utility Room and Boiler Room
- Guest Cloakroom
- Master Bedroom and Bedroom Two with En-Suites
- Two Further Bedrooms, Family Bathroom
- Gardens To Front and Rear
- Parking Facilities, Double Garage
- Interviewing Considered Essential, No Onward Chain

## Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this breathtaking four bedroomed barn conversion situated in the most picturesque and private position, with the property benefiting from oil fired central heating, double glazing and spectacular open plan aspects, with the accommodation briefly comprising: entrance hallway, open plan lounge/diner, superb fitted kitchen, utility room, boiler room, guest cloakroom, master bedroom with en-suite, second bedroom with en-suite, two further double bedrooms, family bathroom, gardens to both front and rear, off road parking facilities, double garage. Internal viewing appointments are considered essential - strictly by appointment only. No chain.

This spectacular barn conversion is accessible via a gated private driveway off the Ashby Road and positioned within a short distance away from local schools, shopping amenities and transport links. The property, positioned within a traditional courtyard, offers ample off road parking facilities with communal visitor spaces available, a double garage with ceiling light point and wall sockets provides fantastic storage space, with the property itself being set behind a wrap around garden and mature conifers to the front providing privacy, a neat lawn is set in front of a stone pathway providing access to the rear garden with a block paved pathway providing access to the front entrance door with external courtesy lighting adjacent.

### ENTRANCE HALLWAY

Having double glazed solid timber spinning hinge front entrance door allowing natural light to fill the open plan hallway, LED ceiling downlighters, circular window through to kitchen providing natural light source, tiled flooring with underfloor heating (zone 1), intercom system, steps leading up to:

### STUNNING OPEN PLAN LOUNGE/DINER

29' 2" x 23' 1" (8.89m x 7.04m)

The careful and methodical planning and preparation to create a room such as this is clear to see, with the current owners utilising the floor space to it's full potential.

### LOUNGE AREA

23' 1" x 23' 0" (7.04m x 7.01m)

Having an open staircase off to first floor landing, tiled flooring leading into 'Kamdean' flooring fitted with underfloor heating (zone 3), ceiling to floor double glazed window allows natural light source to flood the room, two double glazed windows to the side providing the most spectacular outlook, LED ceiling downlighters, wall sockets, TV aerial connection, built-in 'Sonos' speakers, ample floor space.

### DINING AREA

23' 1" x 9' 9" (7.04m x 2.97m)

Having solid timber double glazed French doors with matching side screens leading out to the rear patio, two double glazed windows providing further light source, wall sockets, LED downlighters, fantastic floor space for free standing dining room furniture.



## SPECTACULAR FITTED KITCHEN

11' 6" x 16' 8" (3.51m x 5.08m)

Having a matching range of base units and drawers with gloss grey handle less doors, complementary under-counter lighting, integrated 'Neff' dishwasher, tower oven display with built-in 'Neff' oven/grill and microwave, recess and point for free standing 'American' style fridge/freezer, recess and point for coffee machine, high-gloss eye level granite work surfaces with matching upstands, inset stainless steel one and half bowl sink unit with courtesy drainer grooves, hot and cold mixer tap and 'Zip' instant boiling and chilled water tap, ceramic 'Neff' four ring hob with matching 'Neff' extractor hood over, complementary tiled surround, matching range of wall units providing further storage space, 'Rangemaster' wine chiller, wall sockets, LED downlighters, built-in 'Sonos' speakers, tiled flooring with underfloor heating (zone 2), door into:

## UTILITY ROOM

5' 4" x 8' 7" (1.63m x 2.62m)

Having base units, recess and plumbing for washing machine, recess and point for tumble dryer, roll top work surfaces, inset stainless steel sink and drainer unit with hot and cold mixer tap over, fitted range of wall units providing fantastic storage space, LED downlighters, tiled floor, door into:

## BOILER ROOM

Housing the 'Firebird' oil fired boiler, underfloor heating control system, hot water cylinder, 'Zip' outlet, complementary shelving units, LED downlighter.

## GUEST CLOAKROOM

Having matching 'Villeroy and Boch' suite with built-in close coupled WC, square hand wash basin with hot and cold mixer tap over set upon finished timber vanity unit, complementary tiled surround, LED downlighter, extractor fan, tiled flooring.

## FIRST FLOOR LANDING

Having a contemporary stainless steel and glass balustrade with matching steel and tiled steps taking you to the first floor landing, with 'Velux' UPVC double glazed window above, neat row of LED spotlights providing further lighting to this naturally light filled area, steps leading down to:

## MASTER BEDROOM

16' 4" x 14' 1" (4.98m x 4.29m)

Having UPVC double glazed 'Velux' window providing views of the picturesque surrounding countryside positioned to the centre of the elegant sloping ceiling, wall mounted TV point, wall sockets, wall mounted panelled radiator, built-in 'Sonos' speakers, LED ceiling downlighters, door into:

## MASTER BEDROOM EN-SUITE

13' 8" x 8' 1" (4.17m x 2.46m)

Having the most stylish of 'Villeroy and Boch' suites, offering a large and private setting with built-in close coupled WC, square hand wash basin with hot and cold mixer tap over set upon a black glass 'Villeroy and Boch' vanity unit with sliding drawers and solid finished timber storage cupboards beneath, tiled panelled bath with hot and cold mixer tap over and hose fitment attached, walk-in corner shower with hot and cold mixer tap and waterfall shower head with extractor fan over, tiled surround, contemporary glass side screens, ceiling to floor tiling with matching flooring, shaver socket, LED ceiling downlighters, UPVC double glazed 'Velux' window, wall mounted heated towel rail.

## BEDROOM TWO

10' 10" x 11' 5" (3.3m x 3.48m)

Having UPVC double glazed 'Velux' window providing an abundance of natural light, LED downlighters, built-in 'Sonos' speaker, wall mounted radiator, wall sockets, door into:

## BEDROOM TWO EN-SUITE

8' 5" x 4' 1" (2.57m x 1.24m)

Having a matching 'Villeroy and Boch' suite comprising of wall mounted close coupled WC, square hand wash basin with hot and cold mixer tap over set upon finished timber vanity unit, walk-in shower with hot and cold mixer tap and waterfall shower head and extractor fan over, glass side screen, complementary tiled surround, floor to ceiling wall tiles with matching flooring, heated towel rail, LED downlighters, shaver socket.



### BEDROOM THREE

14' 1" x 11' 3" (4.29m x 3.43m)

Currently being utilised as the master bedroom by the current owners, the third bedroom offers arguably the largest feel of all four bedrooms, with UPVC double glazed 'Velux' window providing natural lighting, LED ceiling downlighters, wall mounted TV aerial connection, wall sockets, wall mounted radiator, built-in 'Sonos' speaker, fantastic floor space.

### BEDROOM FOUR

11' 6" x 10' 3" (3.51m x 3.12m)

Being another double bedroom and currently being utilised as the walk-in wardrobe, the fourth bedroom provides further superb floor space, built-in 'Sonos' speaker, UPVC double glazed 'Velux' window, LED downlighters, wall mounted radiator, wall sockets, wall mounted TV aerial connection.

### STUNNING FAMILY BATHROOM

7' 0" x 9' 10" (2.13m x 3m)

Upon entering the family bathroom, you are immediately taken back by the picturesque views of the surrounding countryside through the double glazed composite windows, with the bathroom itself having a stylish 'Villeroy and Boch' suite comprising of wall mounted close coupled WC, square hand wash basin with hot and cold mixer tap over set upon finish timber vanity unit, tiled panelled bath, hot and cold mixer tap over and shower hose attached, walk-in corner shower with hot and cold mixer tap and waterfall shower head over, glass side screen, floor to ceiling wall tiles with matching flooring, loft hatch access providing further storage, extractor fan, LED downlighters, shaver socket.

### OUTSIDE

#### REAR GARDEN

Having block paved patio area leading from French doors with external courtesy lighting, the garden provides the most stunning of outlooks across surrounding countryside with a variety of mature trees, shrubs and greenery to each border, neat lawn continuing to the side of the property, timber shed containing oil tanks, bespoke brick built pizza oven with chiller, timber picket fencing to party boundaries, wrought iron low level fence to the side driveway.

### ANTI MONEY LAUNDERING

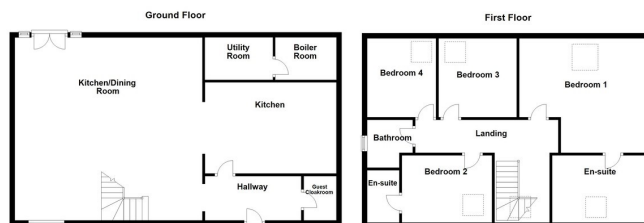
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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 01827 311412



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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