



The Old Rectory Salts Lane, Drayton Bassett Tamworth

The Old Rectory Salts Lane, Drayton Bassett Tamworth B78 3UD

for sale
£950,000



Property Description

The Old Rectory on Salts Lane is a property bursting with character and appeal- starting at the front through the electric gated entrance the driveway has room for multiple cars and has an electric car charging point. The drive benefits from a lawned area and is edged by mature trees and shrubbery.

There is gated access to the gardens to the side here, along with the large entrance porch which leads on to the entrance hall which is currently used as a dining area. From here the rear hall can be reached which wraps around the back and sides of the home and has stairs to the first floor, a bar area, windows looking on to the garden and the courtyard and doors leading to the main lounge, downstairs shower room, utility room and snug- the latter of which has a large storage cupboard, door to the courtyard which has a well and access to the office and a further doors to the cellar and kitchen.

The large dining kitchen is well appointed and has an island to one end and space for a large dining table at the other. There is a door to a second staircase in here leading to the first floor. You may also go full circle here and return to the dining reception hall.

Upstairs there is a large family bathroom with a large bath and shower, five bedrooms- the master of which is an ensuite, and a store cupboard. There are windows along the landing overlooking the gardens and courtyard.

Entrance Porch

Having single glazed entrance door.

Entrance Hall

17' 5" x 15' 11" (5.31m x 4.85m)

Having radiator and access to the cellar/basement which offers a great space to be converted into a games room or additional room.

Rear Hall

Having stairs to the first floor, windows to the front and rear elevation and a bar area. Doors leading to the downstairs shower room, lounge, kitchen, utility room and garden.

Downstairs Shower Room

Fitted with a shower cubicle, vanity wash hand basin and WC. Part tiled walls, heated towel rail and window to the rear elevation.

Snug

14' 6" x 10' 1" (4.42m x 3.07m)

Having double glazed window to the rear elevation, solid fuel burner, radiator, door leading to a large storage cupboard, door leading to the cellar and door leading to the courtyard.

Office

9' 6" x 12' 6" (2.90m x 3.81m)

Access via the courtyard. Having windows to the front and rear elevation and under floor heating.

Lounge

34' 3" max into bay x 14' 9" max (10.44m max into bay x 4.50m max)

Having double glazed windows to the front, rear and side elevation, double glazed patio doors, open fireplace and two radiators.

Sitting Room

12' 9" x 12' 9" (3.89m x 3.89m)

Having double glazed window to the side and rear elevation, vaulted ceiling and doors leading to the courtyard and garden.

Kitchen

23' 6" x 14' 1" (7.16m x 4.29m)

Fitted with wall and base units with work surfaces over, sink and drainer, space for Range cooker, integrated microwave, island, space for dining table, two radiators, underfloor heating, double glazed windows to the front and side elevation and a stable door leading to the garden.

Utility Room

8' x 8' 1" (2.44m x 2.46m)

Having wall and base units, storage cupboard, radiator, double glazed window to the side elevation and door leading to the sitting room.

Cellar/Basement

This can be converted into a games room/additional room.

Courtyard

Having an excellent space to sit and entertain, with doors leading to the snug, office and sitting room. Gate leading to the garden.

Landing

Having double glazed windows to the front, side and rear elevation, radiator and storage cupboard.

Bedroom 1

17' 6" x 15' 11" (5.33m x 4.85m)

Having two double glazed windows to the front elevation, built-in wardrobes and radiator.

En-Suite

Fitted with a shower cubicle, wash hand basin and WC. Fully tiled walls.

Bedroom 2

15' 7" x 14' 11" (4.75m x 4.55m)

Having double glazed window to the front elevation and radiator.

Bedroom 3

15' 5" x 15' 2" (4.70m x 4.62m)

Having double glazed window to the side and rear elevation, built-in wardrobes and radiator.

Bedroom 4

15' 3" x 14' 7" (4.65m x 4.45m)

Having double glazed window to the front and side elevation, built-in wardrobes and radiator.

Bedroom 5

14' 6" x 9' 7" (4.42m x 2.92m)

Having double glazed window to the rear elevation and radiator.

Bathroom

Fitted with a shower cubicle, bath, two wash hand basins and WC. Fully tiled walls, two heated towel rails and double glazed windows to the side and rear elevation.

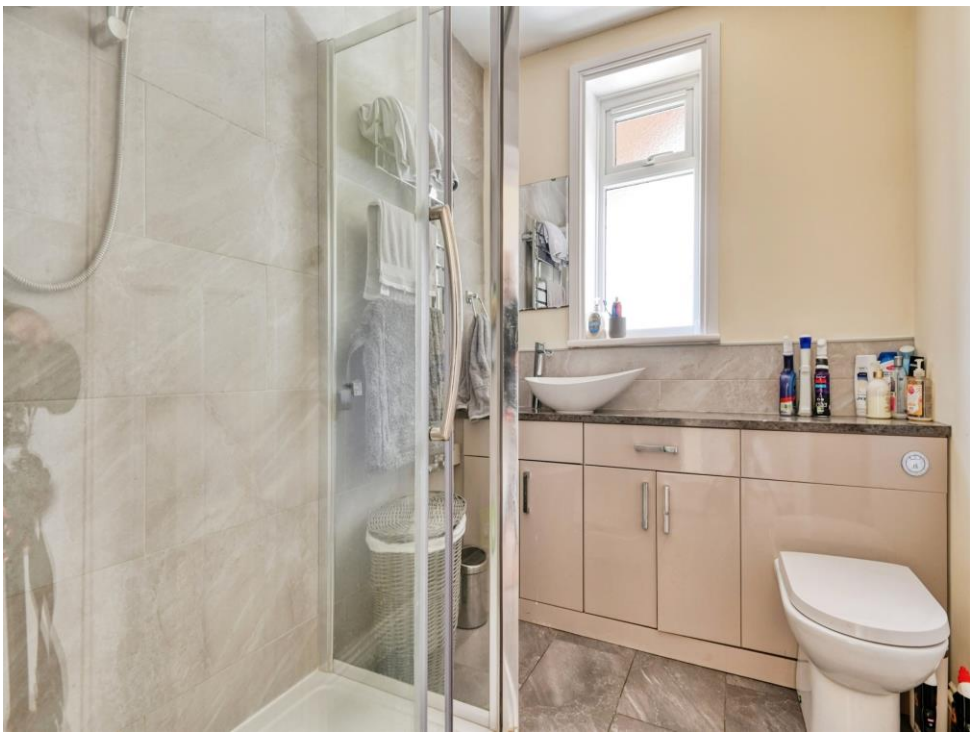
Front

With electric gates leading to a driveway providing parking for several cars, lawn and mature trees and shrubs for privacy.

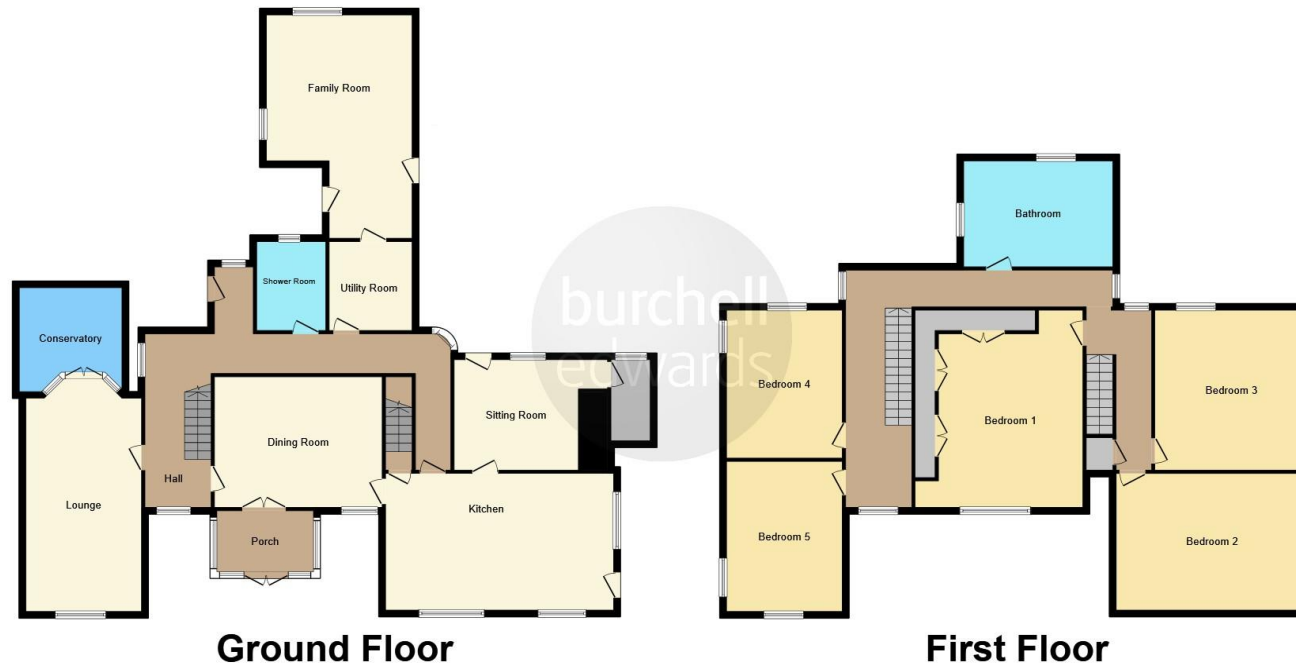
Rear

To the rear is a large landscaped garden with mature trees and shrubs and a fenced surround and a shed offering a great space for storage. There are also gardens to the side of the property.









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