

Lullington Road

Clifton Campville, Tamworth, B79 0AU

John
German





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Offers Over £750,000

An impressive detached country residence set on an impressive 0.73 acre plot, nestled within the ever popular village of Clifton Campville, offered to the market with no onward chain.



Set within an idyllic position in the village, Beehive Cottage is an impressive five-bedroom characterful detached country home, rumoured to date back to the 16th Century. Set within its own established 0.73 acre gardens on an elevated plot enjoying countryside views that is approached via a long driveway leading to a triple detached garage.

Located on Lullington Road in the ever popular village of Clifton Campville, a small rural village to the south-east corner of Staffordshire, close to the borders of Derbyshire, Leicestershire and Warwickshire. It lies on the River Mease approximately 10 miles east of the city of Lichfield, 6 miles west of Measham and 7 miles north of Tamworth. The village has a truly rural feel and has a parish church dedicated to St Andrew which is a Grade I listed building and the village school is St Andrews Church of England. It lies on the doorstep of the M42 which provides swift and easy access to Tamworth and Birmingham and links in perfectly with the M1 leading to Leicester and Nottingham together with East Midlands and Birmingham airports close at hand. This property falls into the catchment area for St. Andrew's Primary School located within Clifton Campville itself and for secondary education, the catchment area is The Rawlett School in the nearby town of Tamworth.

Internally the property comprises; An entrance porch has a door leading into the spacious conservatory with windows to front and side enjoying countryside views, tiled flooring and door to the outside. A internal window looks into the adjacent breakfast room that has a front facing window and access into the kitchen which also overlooks the front elevation and has an extensive range of wall and base units with granite work surfaces over incorporating a breakfast bar, a Rangemaster oven with extractor hood above, tiled flooring, exposed beam to the ceiling and inset ceiling lighting. A door leads into the family room which is the first of four versatile reception rooms, with double glazed windows to the rear and side aspects, an attractive open fireplace with open face brick surround, a raised tiled hearth and wall light points. Next is the rear facing dining room with carpeted flooring and doors to the snug, living room and utility room that has a staircase rising to the first floor, a range of wall and base units, fitted work surfaces, single bowl sink unit and access to the guest's cloakroom/WC.

The snug is a warm, cosy reception room with a double-glazed window to front elevation enjoying countryside views, exposed beam ceiling and carpeted flooring. The living room is an impressive size with dual aspect windows, exposed beams to the ceiling, carpeted flooring, spotlights to the ceiling, a wood burner set on a raised tiled hearth and a door leading to the second staircase rising to the first-floor landing.

There are five first floor bedrooms and two bathrooms accessed via two separate staircases - the stairs from the living room lead to the master bedroom having a luxury en-suite shower room along with two further bedrooms and a modern family bathroom. The other staircase off the utility room gives access to two further double bedrooms and an additional family bathroom.

Outside - Occupying an elevated position within the village, the property is approached via a long driveway leading to a triple detached garage. The generous plot extends to approximately 0.73 acres featuring lawns surrounded by a variety of plants, trees and shrubs enjoying spectacular countryside views in addition to an outbuilding, ideal as a home office or study.

What3words: ///suddenly.lavished.cape

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive & triple garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18022026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













Ground Floor



Floor 1



Approximate total area⁽¹⁾

2457 ft²

228.2 m²

Reduced headroom

36 ft²

3.4 m²

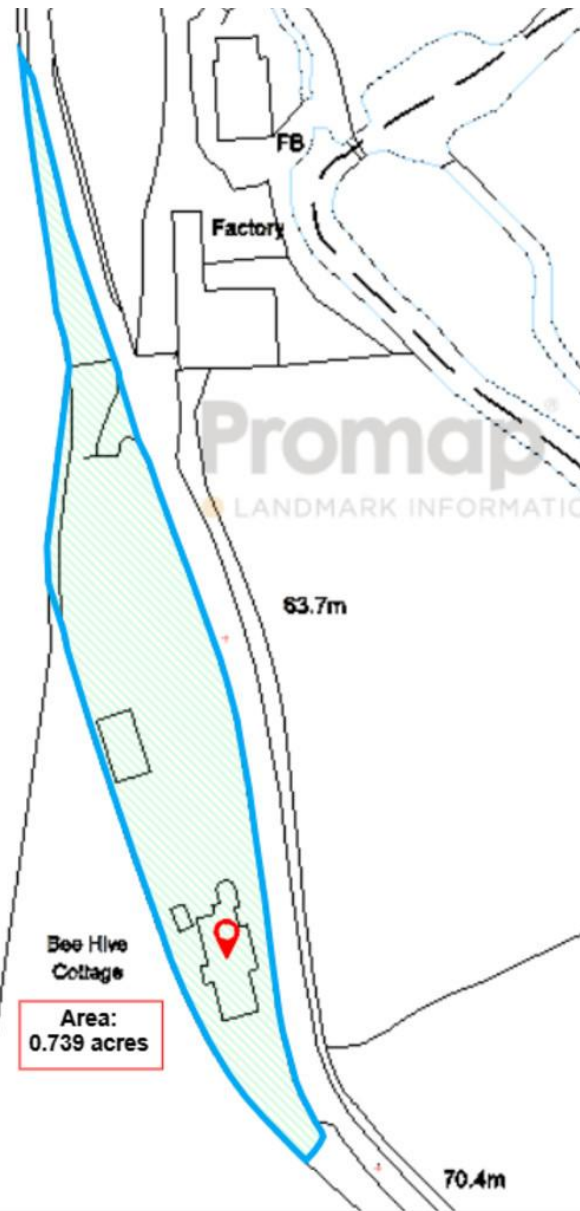
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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

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