

# Newton Cottages

Seckington Lane, Newton Regis, Tamworth, B79 0AF

John German





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Price Range £600,000 - £615,000



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Set within the desirable courtyard development of Newton Cottages in the historic village of Newton Regis, this beautifully presented barn conversion offers spacious, characterful living with a blend of period features and modern finish. The property enjoys a striking vaulted entrance with galleried landing, a superb open-plan breakfast kitchen, and an impressive dual-aspect living room with feature fireplace and log effect gas burner, dining room all designed to create a warm and versatile family home. Externally, there are private landscaped gardens, ample parking and a double garage, all within a well-connected yet peaceful village setting close to excellent schools and transport links.

#### Location

Newton Regis is a historic village dating back to the 12th century, offering a strong community feel alongside convenient local amenities, including a primary school, tennis club, village hall, church, pub, and a well-regarded farm shop with café and its famous duck pond. Surrounded by countryside walks and set where four counties meet in the heart of the Midlands, it also provides excellent access to the M42. The area is well served by highly regarded schools, including Twycross School, Dixie Grammar School and Polesworth School. Tamworth station is just a 10-minute drive away, offering direct services to London Euston - ideal for commuters balancing rural living with city work.

A striking barn-style entrance sets the tone for this impressive conversion, featuring expansive picture windows and a dramatic two-storey vaulted ceiling with inset skylights, exposed beams, and a galleried landing above. Natural stone flooring runs underfoot and continues seamlessly into the dining area, creating a superb open-plan entertaining space that overlooks the gardens and flows effortlessly into the stunning breakfast kitchen. A wide barn-style latch door opens into the principal reception room, a beautifully proportioned square living room with dual-aspect windows, including a picture window overlooking the rear gardens. The room features exposed decorative beams, four wall light points for ambient lighting, and a charming focal point in the form of a log effect gas burner set within a rustic brick-built fireplace with a raised hearth and oak-beamed mantle.

The kitchen is beautifully appointed with an array of shaker-style cabinetry arranged on three sides, finished in a serene duck egg blue and complemented by coordinating worktops. These extend to form a breakfast bar seating area. Integrated within the workspace is a 1½ bowl sink with mixer tap, a five-ring Bosch gas hob with extractor above, a high-level Bosch double oven/microwave, and an integrated fridge freezer. There is also space for both a dishwasher and washing machine. Leading off the kitchen is a useful guests cloakroom. Lying open plan to the dining room creates a fabulous entertaining/family space. The dining room has plenty of room for a large family table and picture window overlooks the rear gardens.

Returning to the hallway, stairs rise to a striking galleried landing where the vaulted ceiling enhances the sense of space. All three double bedrooms benefit from this impressive feature.

Bedroom one enjoys a walk-in wardrobe area leading through to a private en suite shower room and feature stable door opens to offer country views, and when fully open allows access via the external staircase to the gardens below. Bedrooms two and three are both excellent doubles and are served by a well-proportioned, traditionally styled family bathroom, complete with a high-flush WC, pedestal wash basin, and a panelled bath with shower over.

#### Outside

There is a pathway approach to the front through lawned gardens. Across the courtyard is a double garage with twin entrance doors, light and power, and a pull-down ladder leading to a loft space, offering potential for conversion to a usable external room with an internal staircase (subject to the usual permissions), as seen in a neighbouring garage. Ample parking is available to the front.

To the rear, the property enjoys wonderful private gardens with an expansive block-paved patio, ideal for outdoor entertaining. A feature brick boundary wall runs along one side, complemented by a neatly maintained stilt hedge providing both privacy and architectural interest. There is also a brick-built shed offering additional storage and housing the central heating boiler. An external staircase rises to the first floor, where a stable door provides access to bedroom one.

**Agents notes:** It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

The property is located within a conservation area.

The property is situated on a private drive & there is a maintenance charge for common areas of currently £160 per annum.

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

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

**Property construction:** Standard

**Parking:** Drive & garage, plus visitor parking

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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:** North Warwickshire Borough Council / Tax Band F

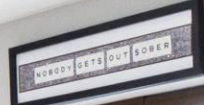
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/06052026

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 AML ID 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.





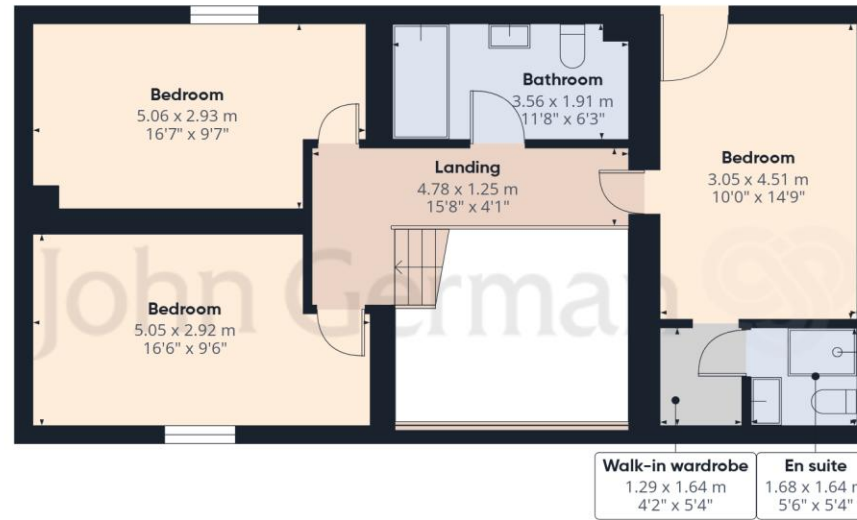




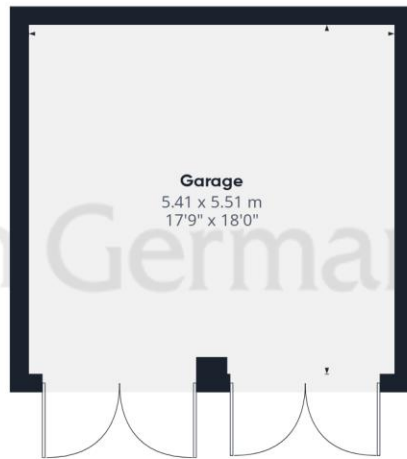




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

162.8 m<sup>2</sup>  
1752 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>  
12 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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



**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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