


Bydand, Main Road, Haunton, Staffordshire, B79 9HN

HOWKINS & HARRISON

Bydand, Main Road,
Haunton,
Staffordshire, B79 9HN

## Guide Price: £569,000

Occupying a delightful position within the highly regarded village of Haunton, Bydand is an attractive detached family home enjoying stunning open countryside views to the rear together with a beautifully maintained south-westerly facing garden.

Extending to approximately 1549 sqft, the property offers spacious and versatile accommodation including two reception rooms, a generous dining kitchen, separate dining room, four well-proportioned bedrooms, a study/fifth bedroom and two bath/shower rooms.

The property is approached via a private driveway providing ample parking and access to an integral garage, whilst the rear garden enjoys an excellent degree of privacy and uninterrupted rural aspects across neighbouring fields.

Ideally suited to family living, the home combines a peaceful semi-rural setting with convenient access to Tamworth, Lichfield and major commuter links.







## Location

Bydand occupies an attractive position within the sought-after Staffordshire village of Haunton, surrounded by open countryside yet remaining conveniently placed for access to nearby market towns and commuter routes. The property enjoys a peaceful semi-rural setting along Main Road, with excellent access to Tamworth, Lichfield and Burton upon Trent, whilst the A38, A5 and M42 provide onward connections across the Midlands. Rail services are available from Tamworth and Lichfield Trent Valley, offering direct links to Birmingham and London. The area is well regarded for its countryside walks, village community and access to highly regarded schooling, making it particularly appealing to families and commuters alike.

Travel Distances
Lichfield – approximately 10 miles
Sutton Coldfield – approximately 16 miles
M42 (Junction 10) – approximately 9 miles
Tamworth Railway Station – approximately 7 miles
Birmingham Airport – approximately 24 miles



## Accommodation Details - Ground Floor

Entered via a covered porch, the property opens into a welcoming entrance hall with staircase rising to the first floor, useful understairs storage and access to a guest cloakroom/WC. To the front elevation is a comfortable sitting room featuring a bay window overlooking the front garden, whilst double doors lead through into the principal living room positioned to the rear of the property. A particularly generous reception space, the living room enjoys an attractive stone fireplace together with a large picture window framing views across the rear garden and countryside beyond, allowing excellent natural light throughout the day. The breakfast kitchen is fitted with a comprehensive range of oak-style wall and base units with complementary work surfaces, tiled splashbacks and space for informal dining. Windows overlook the rear garden and a door off leads into the separate dining room. Positioned to the rear, this room offers an ideal entertaining space with sliding patio doors opening directly onto the terrace and garden beyond. The ground floor is further complemented by a useful boiler room and integral garage providing additional storage and utility potential.

## First Floor

To the first floor, the landing gives access to five bedrooms and the family bathroom, together with a useful airing cupboard/storage cupboard. The principal bedroom is positioned to the front elevation and benefits from a private en suite shower room. Bedroom two is an excellent double room overlooking the rear garden and countryside beyond, complete with a fitted wardrobe, whilst bedroom three is also situated to the front aspect and benefits from a built-in wardrobe. Bedrooms four and five/study both enjoy attractive rear-facing views, with the study/bedroom five offering excellent flexibility for those working from home or requiring additional guest accommodation. Completing the first floor, the family bathroom is fitted with a bath, wash hand basin and WC serving the remaining bedrooms.











## Outside

Externally, the property is set behind a lawned front garden with mature borders and a private driveway providing ample off-road parking and access to the integral garage. To the rear, the beautifully maintained south-westerly facing garden is undoubtedly a standout feature, enjoying an excellent degree of privacy together with uninterrupted views across open countryside. A paved terrace provides an ideal seating and entertaining area, leading onto a generous lawn bordered by mature trees, hedging and planted beds, all enjoying afternoon and evening sunshine.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Features

- Attractive detached village family home
- Generous dining kitchen with separate dining room
- Two further reception rooms
- Four bedrooms plus study/bedroom five
- Superb uninterrupted countryside views
- Stunning south-westerly facing rear garden
- Private driveway and integral garage
- Sought-after village location
- Close to excellent commuter road links















## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

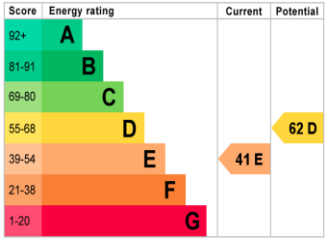
None of the services have been tested. We are advised that mains water, drainage gas and electricity are connected to the property. The central heating is oil fired and broadband is connected to this property.

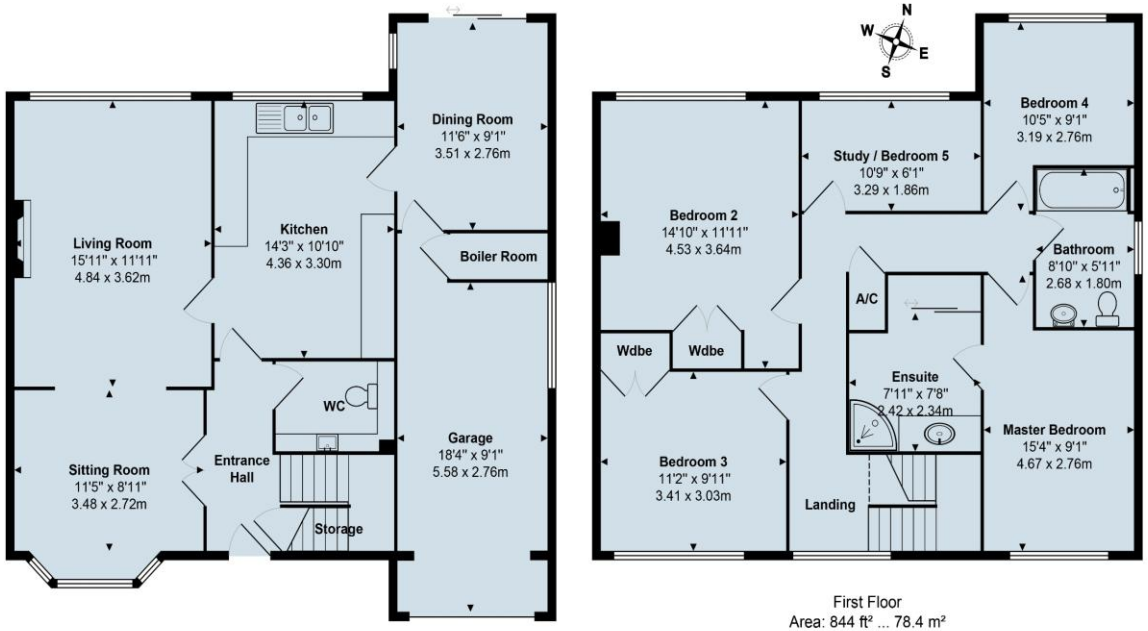
## Local Authority

Lichfield District Council - Tel:01543-308000

## Council Tax

Band - F




Ground Floor
Area: 705 ft² ... 65.5 m²

First Floor
Area: 844 ft² ... 78.4 m²

Total Area: 1549 ft² ... 143.9 m² (excluding garage)
All measurements are approximate and for display purposes only


**Howkins & Harrison**
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| | |
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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