



15, Chestnut Lane, Clifton Campville, Staffordshire, B79 0BW

HOWKINS &  
HARRISON

15, Chestnut Lane,  
Clifton Campville,  
Staffordshire, B79 0BW

Offers in the region of: £450,000

A charming and characterful semi-detached cottage, understood to date back to the 1700s, occupying a generous double plot within this highly regarded village, enjoying attractive views over open fields to the rear.

This delightful home retains a wealth of original features, whilst offering well-balanced accommodation arranged over two floors. The ground floor briefly comprises a welcoming living room, separate dining room, a well-proportioned kitchen, an adjoining conservatory and boot room overlooking the garden, and a ground floor bathroom. To the first floor are three double bedrooms, including a principal bedroom with en suite, together with further storage within the eaves.

Externally, the property benefits from an extensive south-facing rear garden backing onto open countryside, and to the side there is a generous wide gravelled driveway affording ample off-road parking.



## Location

15 Chestnut Lane is situated within the popular village of Clifton Campville, a particularly attractive rural setting lying on the River Mease in Staffordshire. The village is well regarded for its strong sense of community and picturesque surroundings, with a range of period properties and countryside walks nearby. A notable feature of the village is the impressive Grade I listed Church of St Andrew, a fine medieval building with a prominent spire. The village also hosts a traditional annual summer fete, typically held in July, which brings together residents and visitors and reflects the area's vibrant community spirit. Despite its rural feel, the village is conveniently located for access to surrounding centres, providing a range of amenities, schooling and transport links.

Tamworth – approximately 7 miles

Lichfield – approximately 10 miles

A5 (Atherstone) – approximately 5 miles

M42 (Junction 10) – approximately 6 miles

Tamworth Railway Station – approximately 7 miles (with direct services to Birmingham and London)

Birmingham City Centre – approximately 20 miles

Birmingham Airport – approximately 18 miles



## Accommodation Details - Ground Floor

A glazed front entrance door opens directly into the living room, a characterful reception space featuring exposed beams and a brick fireplace with a log burner forming an attractive focal point. To the right, an opening leads through to the dining room, providing a separate and versatile reception area. Also off the living room is a useful store cupboard and a door leading into the inner hallway, where the staircase rises to the first floor. From the hallway, there is access to the ground floor bathroom, which is fitted with a four-piece suite comprising, separate shower, bidet, wash hand basin and WC, as well as a door into the kitchen. The kitchen is well proportioned and fitted with a range of units, with space for informal dining. A door from the kitchen leads into the conservatory, which enjoys a pleasant outlook over the rear garden, and in turn provides access into the boot room with an external door.

## First Floor

On the first floor, a particularly spacious landing includes a built-in storage cupboard and provides access to the bedroom accommodation. The principal bedroom is positioned to the front of the property and features fitted wardrobes. Bedroom two, also located at the front, benefits from fitted wardrobes. Bedroom three has a window to the rear elevation includes a built-in wardrobe and an en suite shower room.



## Outside

Outside, the property stands on a generous double sized plot (there is not a number 17 Chestnut Lane as its now the garden of number 15) with ample gravelled parking to the side. To the rear, the south-facing garden is a particular feature, having three tiered garden areas, and enjoying open field views beyond, providing an attractive space for outdoor seating and planting.

## Agents Comments

One of the standout features of this property is the generous plot upon which it sits. The substantial garden and overall site dimensions offer excellent scope for future enhancement, with neighbouring properties having successfully undertaken significant extensions and alterations, in some cases substantially increasing the footprint of the original dwelling.

Whilst any future development would naturally be subject to the necessary planning permissions and building regulations, the property presents an exciting opportunity for purchasers seeking a home that not only meets current family requirements but also offers considerable potential to adapt, enlarge and add further value over time.

## Features

- Charming period cottage dating back to 1700s
- Popular and picturesque Clifton Campville village location
- Wealth of original character features
- Attractive living room & separate dining room
- Well-appointed kitchen
- Bright conservatory & boot room overlooking rear garden
- Three double bedrooms including principal with en suite
- Generous south-facing garden backing onto open fields
- Ample off-road parking via front and side driveway
- Convenient access to Tamworth, Lichfield and transport links



## Agents Note

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

## Tenure & Possession

The property is freehold with vacant possession being given on completion

## 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 the property benefits from main water, drainage, and electricity are connected to the property. The central heating oil fired and broadband is connected to the property.

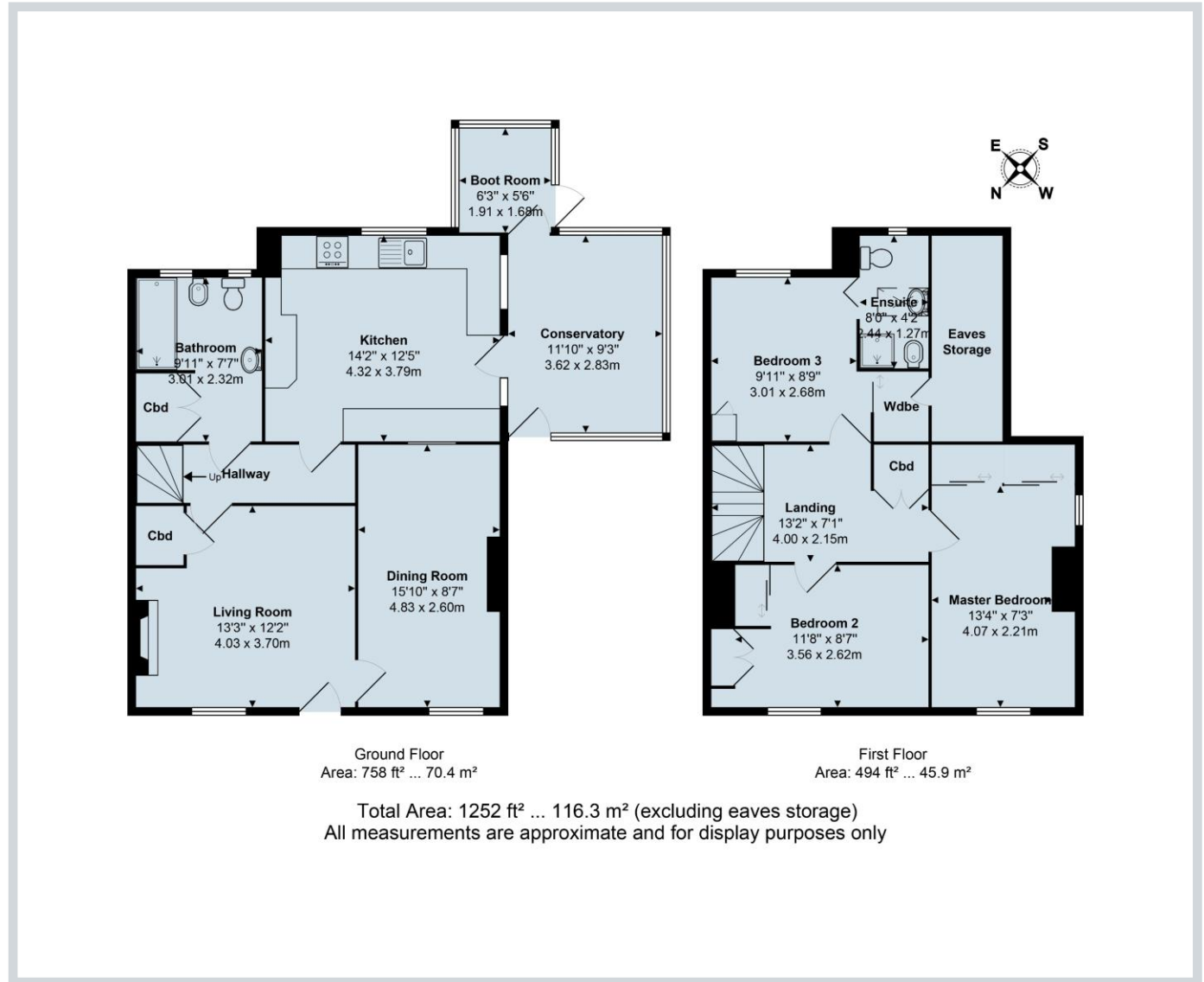
## Local Authority

Lichfield District Council - [Tel:01543-308000](tel:01543-308000)

## Council Tax

Band – C

Energy Raring - E



## Howkins & Harrison

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