



Arland, Clifton Road, No Mans Heath, Tamworth, B79 0NZ

HOWKINS &
HARRISON



Arland, Clifton Road,
No Mans Heath,
Staffordshire, B79 0NZ

Guide Price: £895,000

A deceptively spacious detached country residence extending to 1694 sqft, standing in a total plot of 2.94 acres.

The house offers versatile family accommodation comprising an entrance hall, WC, utility room, kitchen, dining room, 20ft living room and separate family room. The first floor provides a master bedroom with dressing room and en suite, three further bedrooms, a family bathroom.

Externally, the property is set up particularly well for purchasers seeking ancillary space, hobby/equestrian use or work-from-home potential, with extensive parking, lawned gardens, paddocks and a substantial outbuilding arrangement incorporating a large garage/workshop together with four stables. In addition there is a recently installed open sided agricultural building.

This arrangement should suit a variety of purchasers, whether for equestrian purposes, livestock/hobby farming, storage, workshop use, garaging, or potential ancillary uses subject to any necessary consents.



Location

Arland is situated along Clifton Road in the village of No Mans Heath, enjoying a semi-rural position within easy reach of a range of local amenities. Nearby Austrey provides a selection of day-to-day facilities including a shop, public house and primary school, with more comprehensive shopping, leisure and educational facilities available in Tamworth. The property is well placed for commuters, with excellent road links via the A5 and M42 motorway network, together with rail services from Tamworth and Atherstone offering direct access to Birmingham and London.

Travel Distances

Tamworth – 4 miles

Atherstone – 6 miles

Austrey – 2 miles

Birmingham City Centre – 20 miles

A5 – 1 mile

M42 (J10) – 6 miles

Tamworth Railway Station – 4 miles (services to Birmingham New Street and London Euston)

Atherstone Railway Station – 6 miles (services to Birmingham New Street approx. 35 mins)

Birmingham Airport – 18 miles

East Midlands Airport – 22 miles



Accommodation Details – Ground Floor

Access is gained via the front door into a welcoming entrance hall, which provides access to the principal ground floor accommodation and includes a useful cloakroom/WC and adjoining utility room. From here, the layout flows through to a well-proportioned kitchen, fitted with a range of wall and base units and offering ample workspace, with views over the grounds. The kitchen connects conveniently through to a separate dining room, creating a practical arrangement for both everyday living and entertaining. The ground floor offers two distinct reception areas, adding to the flexibility of the accommodation. The main living room is particularly generous in scale, benefitting from dual aspect windows and French doors opening onto the garden, allowing for good natural light and a pleasant outlook. In addition, there is a separate family room, providing a more informal sitting area or potential playroom/snug. A central hallway links these spaces and provides access to the staircase rising to the first floor.



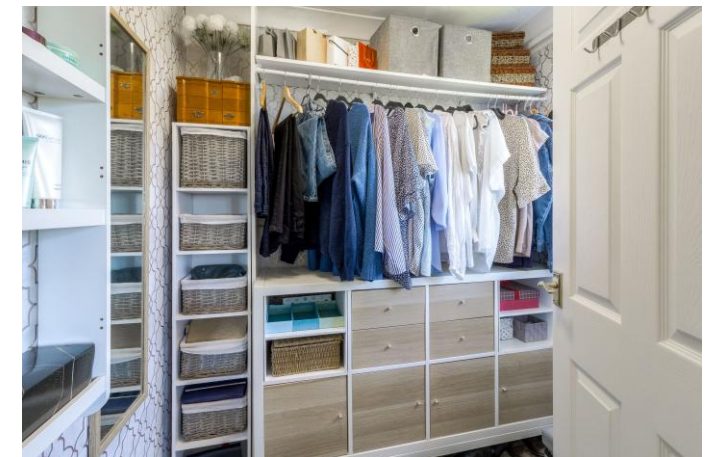


First Floor

To the first floor, the landing leads to four bedrooms. The master bedroom is a well-sized double room and is complemented by a dressing room and en suite shower room. There are three further bedrooms, all of which are capable of accommodating double beds or flexible use depending on requirements. These are served by a modern family bathroom, fitted with a contemporary suite. A useful cupboard off the landing provides additional storage.

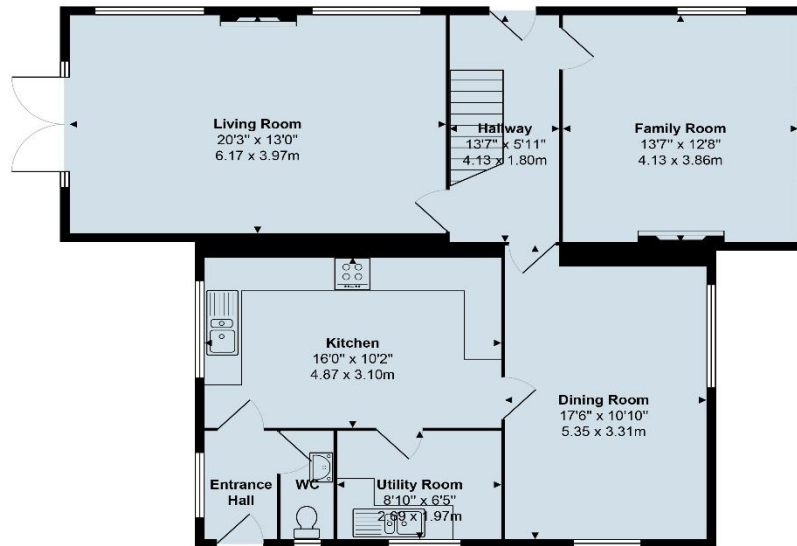
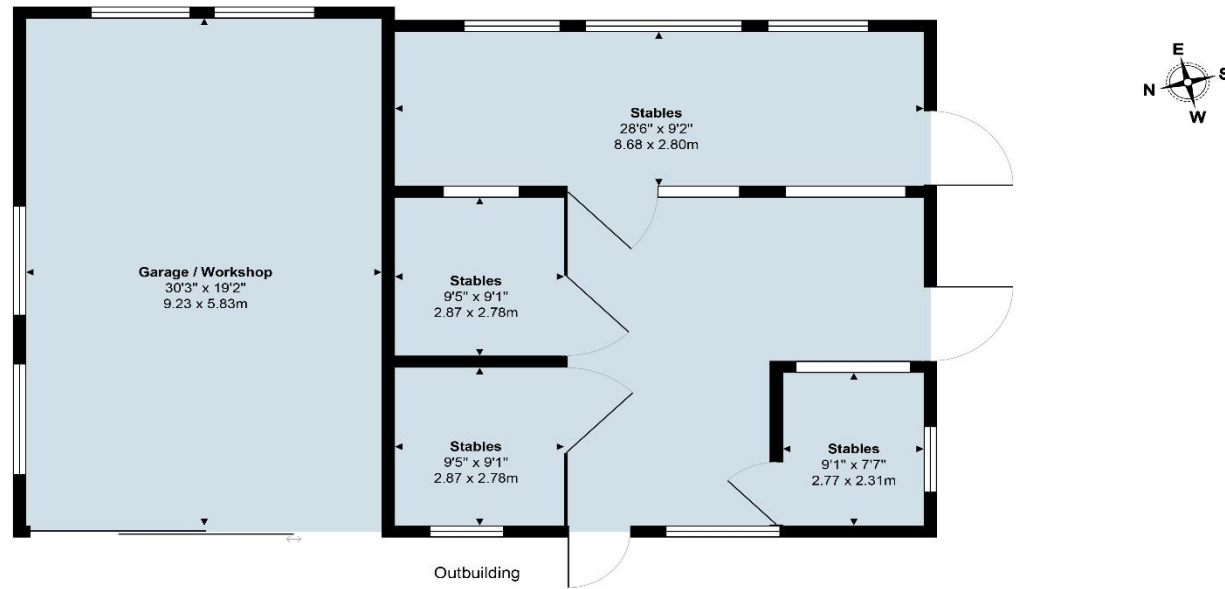
Features

- Detached country home, 1,694 sqft accommodation
- Total plot extending to approximately 2.94 acres
- Four bedrooms, principal with en suite and dressing room
- Extensive driveway providing ample off-road parking
- Garage/workshop, stables and barn with multiple uses
- Rural location near Tamworth with good road links
- Long driveway providing ample parking
- Suitable for a variety of uses (subject to consents)

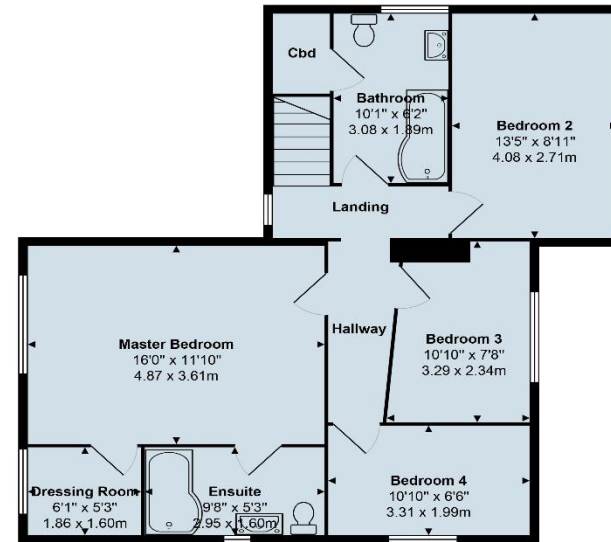








Ground Floor
Area: 973 ft² ... 90.4 m²



First Floor
Area: 722 ft² ... 67.0 m²

Total Area: 1694 ft² ... 157.4 m² (excluding garage / workshop, stables)
All measurements are approximate and for display purposes only

Outside, Gardens and Grounds

Externally, the property is approached via a driveway providing extensive parking and access to the outbuildings. The immediate gardens are predominantly laid to lawn with a patio area adjoining the rear of the house, ideal for outdoor seating and entertaining, and enjoying open aspects across the surrounding land. Beyond the garden lies two paddocks, contributing to the overall plot of approximately 2.94 acres.

A key feature is the substantial range of outbuildings positioned adjacent to and beyond the house. This includes a large garage/workshop and a block of stables, together with additional agricultural-style storage/barn space within the paddock. The overall arrangement offers excellent potential for equestrian use, smallholding interests, or indeed for those requiring extensive storage, workspace or scope for alternative uses, subject to any necessary consents.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on [Tel:01827-718021](tel: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 gas fired and broadband is connected.

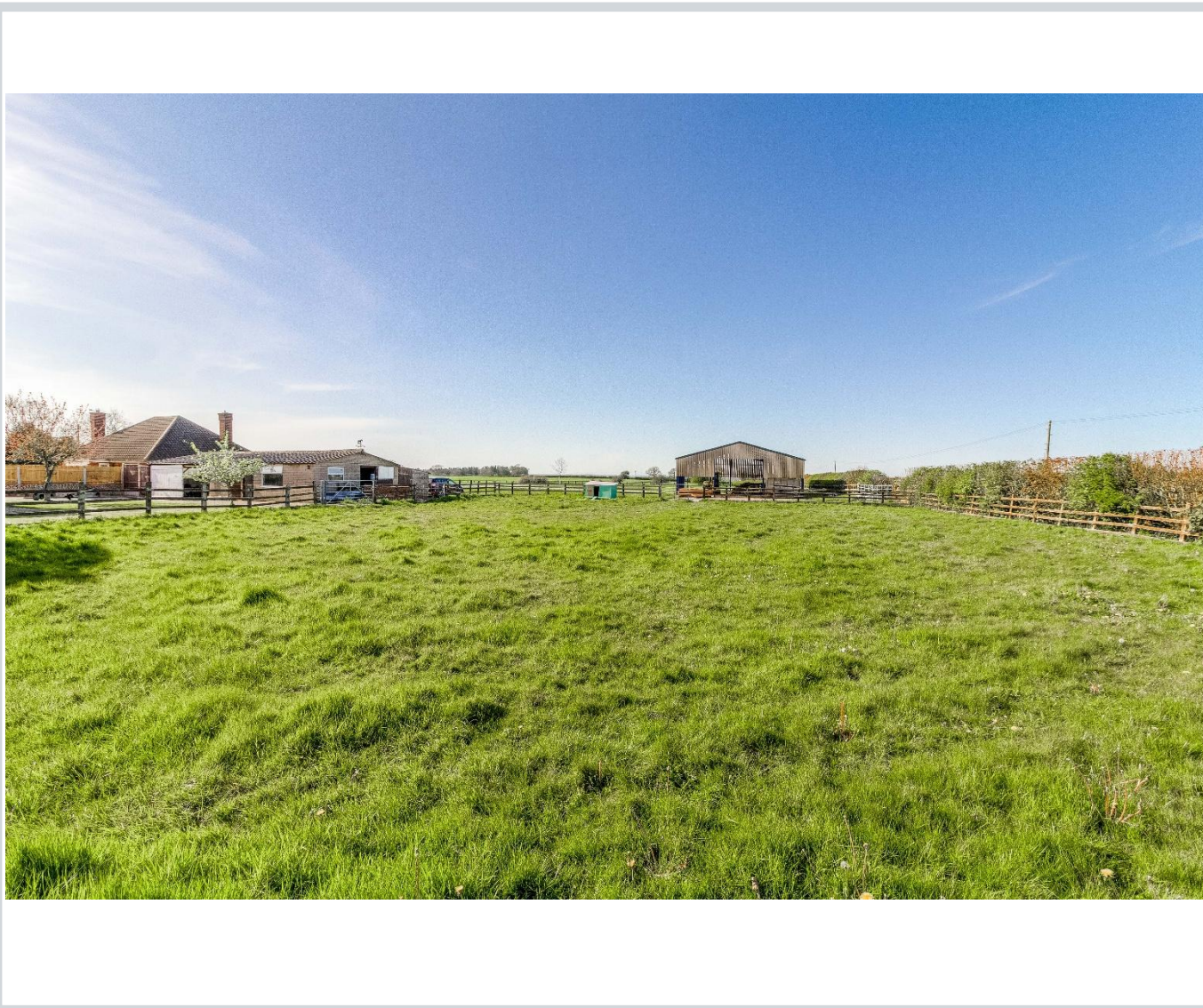
Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

Band- E

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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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