



St Josephs, Main Road, Haunton, B79 9HL





Offered with no upward chain is St Josephs, an individual detached village residence converted from a convent benefitting from recently remodelled interiors, two reception rooms, five bedrooms and a peaceful rural location with open views to the rear. Showcasing a wealth of space throughout, this contemporary property is finished to a superb specification with recent renovations to include a full rewire, new plumbing and boiler, new windows, a kitchen and master suite extension and a complete internal refit. The immaculate interiors feature oak doors and comprise spacious reception hall, two generous reception rooms, beautiful open plan

dining and living kitchen, utility and cloakroom to the ground floor, with five bedrooms (four doubles) set to the first floor serviced by two en suites and a contemporary family bathroom. The master suite also benefits from a range of fitted wardrobes. Outside, a brick paved driveway offers access into the garage and parking to the front and the rear gardens extend to a good size and enjoy an idyllic outlook over countryside to the rear.

The charming village of Haunton lies within rural Staffordshire known as the Mease Valley, just minutes drive from local villages, towns

and amenities. Within the village is a picturesque church and the local village of Harlaston offers a popular pub and restaurant, children's park and a village shop/post office. Lichfield is a short drive away, being home to an array of amenities including shops, restaurants and Beacon Park, and the market town of Tamworth offers further shopping centres, a cinema and the Snow Dome leisure centre. The village is ideally placed for travel on the A38 and M42, Tamworth and Lichfield both offer rail stations with direct travel to Birmingham and London and Birmingham International airport is a convenient 40 minute drive away.

- Individual Detached Village Home
- Former Village Convent
- Offered with No Upward Chain
- Idyllic Rural Location with Views
- Extended & Substantially Upgraded
- Spacious Reception Hall
- Two Generous Reception Rooms
- Stunning Open Plan Living & Dining Kitchen with integral appliances
- Utility & Cloakroom
- Master with Dressing Room & En Suite
- Guest Bedroom with En Suite
- Three Further Bedrooms & Bathroom
- Large Garage & Parking
- Attractive Gardens with Views to Rear





Double doors open from the front to the **Porch**, having Minton style tiled flooring and double doors into:

#### **Reception Hall**

A spacious welcome to this individual home, having tiled flooring, an oak staircase rising to the first floor with storage beneath and doors off to:

**Family Room** 4.49 x 3.94m (approx. 14'8 x 12'11)  
Originally the Chapel to the convent, this spacious reception room features double doors out to the rear gardens and a part vaulted ceiling

**Lounge** 6.26 x 5.38m (approx. 20'6 x 17'7)  
A generous reception room having traditional painted panelling, sliding doors out to the gardens and a traditional electric stove with herringbone tiled surround

**Open Plan Dining & Living Kitchen** 8.18 x 6.15m (approx. 26'1 x 20'1)

A most impressive family space having ample room for both sitting and dining areas. The kitchen is fitted with a range of contrasting grey wall cupboard and base units with marble effect Quartz worktops over, housing integral appliances including larder fridge, larder freezer, dishwasher and wine fridge. A recess houses the Rangemaster cooker which is included in the sale and a central island houses a Belfast sink. Further storage and workspace is offered to the oak Butcher block topped breakfast barn and the kitchen has windows to the front aspect, tiled flooring and bifold doors opening out to the rear gardens

#### **Cloakroom**

Comprising fitted wash basin and low level WC, with a chrome heated towel rail, obscured window to the side and tiled flooring

**Utility** 3.73 x 2.61m (approx. 12'2 x 8'6)  
Accessed via the garage, the utility is fitted with a range of base units with oak Butcher block worktops over and full height storage, having a window to the rear, spaces for both a washing machine and tumble dryer and tiled flooring. A door opens out to the gardens and a cupboard houses the oil fired boiler









Stairs rise to the **First Floor Landing** where there are two fitted cupboards (one housing the hot water cylinder), two skylights and doors opening into:

**Master Bedroom** 4.95 x 3.9m (approx. 16'2 x 12'9)  
A spacious principal bedroom suite having vaulted ceilings with exposed beams, window to the front and skylights to the rear enjoying rural views. There is a **Dressing Room** 2.58 x 1.52m (approx. 8'5 x 4'11) fitted with a range of wardrobes and storage and this room has private use of:

**En Suite** 2.53 x 2.11m (approx. 8'3 x 6'10)  
Comprising a modern suite fitted with wash basin set to quartz topped vanity unit, WC and walk in shower, with fitted storage, tiled flooring, tiling to splash backs, a chrome heated towel rail and a sun pipe providing natural light

**Bedroom Two** 3.24 x 3.22m (approx. 9'9 x 6'10)  
with a window to the rear enjoying open views and private use of:

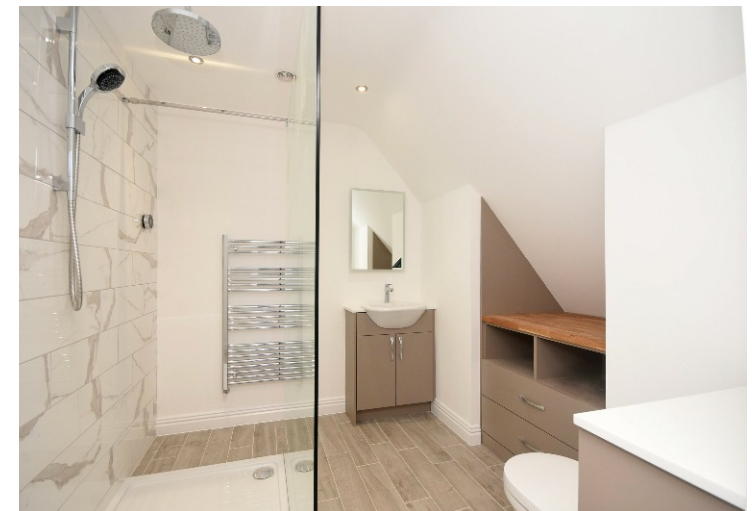
**En Suite** 2.43 x 2.09m (approx. 7'11 x 3'2)  
Comprising fitted wash basin, WC and shower, with tiled flooring, tiled splash backs and a chrome heated towel rail

**Bedroom Three** 4.63 x 2.57m (approx. 15'2 x 8'5)  
Having windows to the side and loft access

**Bedroom Four** 3.33 x 3.2m (approx. 10'11 x 10'6)  
Having a window to the front aspect

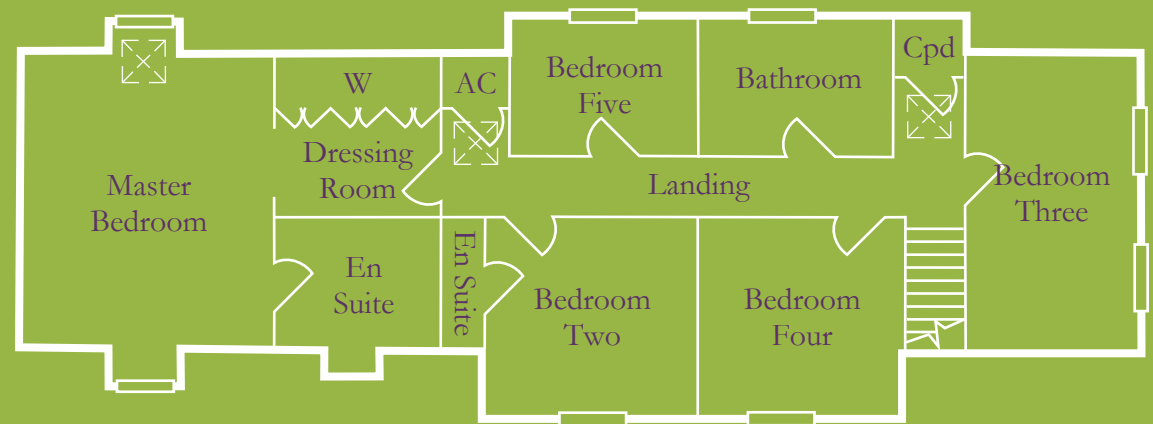
**Bedroom Five** 2.98 x 2.1m (approx. 9'9 x 6'10)  
With a window to the rear enjoying open views

**Bathroom** 2.66 x 2.1m (approx. 8'8 x 6'10)  
Comprising a modern suite fitted with wash basin and low level WC fitted to vanity units and freestanding bathtub with tiled splash back, having tiled flooring, an obscured window to the rear and a chrome heated towel rail













### Outside

The property is set back from the lane beyond a well tended walled garden featuring shaped lawns and stocked borders. There is parking to the brick paved driveway as well as access into:

**Garage** 7.17 x 3.87m (approx. 23'6 x 12'8)

A large tandem style garage having electric entrance door and access into the **Utility**

### Gardens

Attractive gardens are laid to the rear having a paved patio and lawns, all overlooking open farmland to the rear. The oil tank is housing in the garden and there is gated access leading back to the front aspect to one side



**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.