



2 St Johns Cottages, Main Road, Haunton, B79 9HL

 Parker
Hall

Enjoying a tranquil setting in a popular rural village is this delightful character cottage, offering beautifully refurbished and restored interiors, three double bedrooms and secluded south facing gardens. Originally dating back to the 1800s, this individual country home has been remodelled, refurbished and extended over time and features sympathetically restored features including quarry tiled floors, exposed beams and thumb latch door handles and traditional door hinges reclaimed from an old forge. The interiors comprise briefly entrance hall, farmhouse dining kitchen, spacious sitting room, laundry and cloakroom to the ground floor, with three double bedrooms and a family bathroom to the first floor. Outside, there is parking and a garage/workshop to the front, a south facing courtyard offers a secluded outdoor space to the rear and formal gardens of 0.6 acre have been retained on a

Right to Occupy License from the Arch Diocese of Birmingham since 1996.

The charming village of Haunton lies within the rural 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.



- Delightful Character Cottage
- Extended, Refurbished & Wealth of Reclaimed Character Features
- Desirable Rural Village
- Farmhouse Dining Kitchen
- Sitting Room with Inglenook
- Laundry & Cloakroom
- Three Double Bedrooms & Bathroom
- Garage & Ample Parking
- South Facing Courtyard Garden
- Further 0.6 Acre by Right to Occupy License (Please Enquire for Information)
- Double Glazed & Oil Central Heating
- Idyllic & Peaceful Village
- Well Placed for Commuter Routes & Local Amenities

The entrance door opens from the side aspect into a Hallway, having reclaimed quarry tiles to the floor and doors into the **Garage, WC** and:

Farmhouse Dining Kitchen 4.90, 3.12 x 3.91m (approx. 16'1, 10'3 x 12'10)

The extended kitchen boasts a wealth of character to reclaimed quarry tiled floors, a traditional pantry and exposed beams, all

overlooking a charming view over the rear courtyard. A Belfast sink is inset to fitted base units with solid Beech worktops, there is space for an oven and potential to install an oil fire range/Aga if desired. A door opens into the walk in **Pantry** where there is ample fitted shelving and space for a fridge freezer. Doors open into the **Laundry** and:

Sitting Room 5.04 x 4.71m (approx. 16'6 x 15'5)

An attractive and spacious reception room having window to the front, interior feature window to the rear, door out to the front aspect and staircase rising to the first floor. An impressive inglenook fireplace houses a wood burning stove set to brickwork arch and hearth

Laundry 2.42 x 1.9m (approx. 7'11 x 6'2)

Another bespoke refurbished room featuring reclaimed quarry tiled flooring, a fitted base unit housing inset sink and space for a washing machine and a useful full height cupboard. There are also a window and door out to the garden

Cloakroom

Comprising fitted wash basin and WC, with a window to the rear and quarry tiled flooring





Stairs rise to the **First Floor Landing** where there are a wealth of exposed beams, two loft access points and doors opening into:

Master Bedroom 5.08, 3.08 x 4.63m (approx. 16'7, 10'1 x 15'2)
A spacious principal bedroom having dual aspect windows to the front and rear aspects, exposed beams and a feature hatch out to the landing

Bedroom Two 4.6, 3.2 x 3.07m (approx. 15'1, 10'6 x 10'0)
Another double room having window to the front and a traditional wash basin

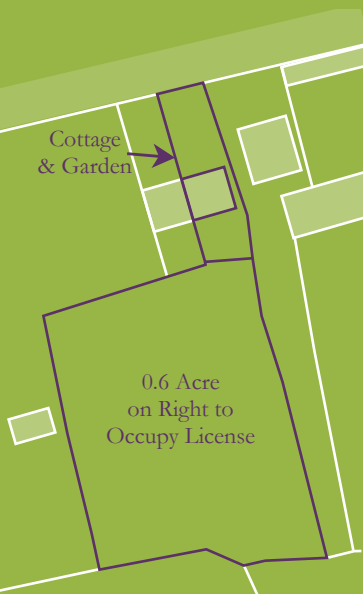
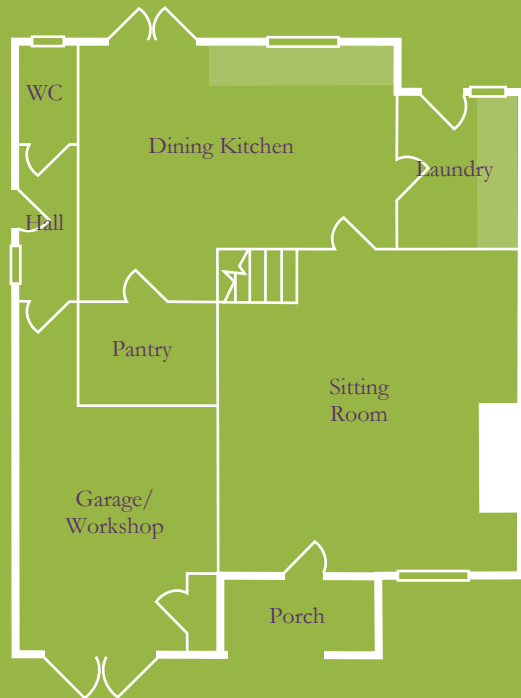
Bedroom Three 3.66 x 3.13m (approx. 12'0 x 10'3)
A third double bedroom having window to the rear enjoying idyllic views and stripped pine flooring



Bathroom 3.07 x 2.42m (approx. 10'0 x 7'11)
Comprising a traditional suite having wash basin set to vanity, WC, roll top claw foot bathtub and a door opening to a large shower, with a window to the rear aspect

Score	Energy rating	Current	Potential
92+	A		
81-91	B		64 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		





Outside

The cottage is set back from the road beyond a secluded frontage screened by mature trees and foliage. The drive offers parking for a number of vehicles and there is access into the property to the front and side. Gated access leads to the rear garden

Garage/Workshop 3.74 x 3.1m (approx. 12'3 x 10'1)

Having power, lighting, wall cupboards, a work bench, space for a tumble dryer and manual entrance doors out to the drive

South Facing Courtyard

Set to the rear is a beautifully secluded landscaped courtyard, laid to feature circular terraces and borders stocked with a variety of plants and shrubs. The boiler and oil tank are housed in the garden and there is an exterior water point and lighting



From the courtyard are additional **Formal Gardens** which have been retained by the current vendors under a Right to Occupy License since 1996 from the Arch Diocese of Birmingham. The Diocese have confirmed that a new license would need drawing up a for a new occupier and this is subject to the Parish's formal instruction

The additional gardens extend to a superb **0.6 Acre** and have been beautifully cultivated by the current vendors who have planted an array of mature trees and shrubs. A large garden shed is included in this part of the garden as well as a further wood store, mower store and cold frame, a pergola houses mature roses and there is a gate out from the gardens onto endless rural walks



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.