



## Chapel House

Haunton

B79 9HL

This extremely spacious modern detached home offering 4 / 5 bedrooms including ATTACHED ANNEX. The property occupies a delightful village setting and has views over farmland and fields to the rear.

**Asking price**  
**£849,950**

*Exclusive Town & Country Homes*

Chapel House, Haunton, Tamworth, Staffordshire, B79 9HL

**An outstanding property which has been greatly improved by the present owners to offer this superb choice of accommodation which briefly comprises:**

**\* Arched Reception Porch \* Reception Hall \* Inner Hallway \* Lounge \*  
\* Refitted Kitchen open to Large Family Dining Room \* Internal Lobby \* Sitting Room / Ground Floor Bedroom \*  
\* Refitted Shower Room \* Utility Room \***

**\* To the First Floor \* Master Bedroom with En-suite Shower Room \* Two further Bedrooms \* Refitted Family Bathroom \***

**\* Ground Floor Annex with long Reception Hall \* Refitted Shower Room \* Bedroom \* Kitchen with Breakfast Area \* Exceptionally large Lounge \***

**\* Garage \* Timber Outbuildings \* Impressive frontage with driveway and parking for a number of vehicles \* Gardens with views over farmland to the rear \***

**\* Oil fired Central Heating \* Double Glazing \***

**ASKING PRICE £849,950**

The property was originally built as a convent and has been re-fitted and altered to offer the present outstanding accommodation. In the main accommodation there is a choice of a fifth bedroom or sitting room to the ground floor which could be utilised as an additional self contained annex. Attached to the ground floor is currently a self contained annex with an exceptional choice of living accommodation including the former chapel which now forms a large lounge. This accommodation could easily be incorporated in to the main dwelling.

Chapel House is located in the picturesque village of Haunton and benefits from stunning countryside views to the rear. A truly unique property which needs to be viewed to be fully appreciated.

#### **TO THE GOUND FLOOR**

##### **PORCH**

Having five brick open archways, tiled flooring and exterior lighting.





### **RECEPTION HALL**

Having double glazed entrance door, archway, double glazed window, radiator, tiled flooring. Connecting door leading through to annex.

### **INNER HALLWAY**

Having stairs off to the first floor with under stairs storage cupboard, multi-pane double glazed window, radiator, coving surround to ceiling and wooden style flooring.

### **LOUNGE 20'6 x 14'6 (6.25m x 4.42m)**

Having feature arched recesses to the front with double glazed windows inset, being a feature of the property in many of the rooms, radiator, coving, further arched recess to the side with door inset, brick cottage style fireplace with matching hearth and central double sided wood burner which serves both the lounge and family dining room.

### **KITCHEN WITH FAMILY DINING ROOM 27 max x 16 max, 11'5 min (8.23m max x 4.88m max, 3.48m min)**

Having a re-fitted kitchen area comprising of double glazed window, enamel double Belfast sink with mixer tap over, quartz work surfaces, range of fitted cottage style base cupboards and drawers with pull out trays and integrated bin, space for range cooker with extractor above set within feature paneled wall above, space for dish washer, space for stand up fridge freezer, wood effect flooring. The kitchen is open to:

Family dining area which has a continuation of the wood effect flooring, fireplace with double sided log burner inset, radiator, walk in bay with double glazed rear windows and double glazed rear door leading out to rear garden. Door leading through to:

### **INNER HALLWAY**

Having built in store cupboard and tiled flooring.

### **SITTING ROOM / DOWNSTAIRS BEDROOM 17 x 8'5 (5.18m x 2.57m)**

Having double glazed window inset, radiator and laminate flooring.

### **RE-FITTED DOWNSTAIRS SHOWER ROOM**

Having re-fitted suite comprising of WC and wash basin set in to vanity cupboards, double shower cubicle, ceramic tiling, tiled flooring, extractor fan, wall mounted towel rail and natural light source to ceiling.

### **UTILITY ROOM 9 x 9'10 (2.74m x 3.00m)**

Having double glazed window to the rear and double glazed side door to garden, work surfaces, sink with drainer and mixer tap over, range of base cupboards with drawers, space and plumbing for automatic washing machine, space for dryer and extractor fan.

### **TO THE FIRST FLOOR**

### **LANDING**

Having double glazed window over staircase, coving surround to ceiling and loft access.



**MASTER BEDROOM 16 x 11'4 (4.88m x 3.45m)**

Having two double glazed rear windows and double glazed side window, feature wardrobes with cupboards above and radiator.

**EN-SUITE SHOWER ROOM**

Having WC, wash basin, double shower cubicle with over head and hand held shower heads, ceramic tiling and double glazed window.

**BEDROOM TWO 14'6 max x 14 (4.42m max x 4.27m)**

Having two double glazed windows to the front, double glazed window to the side, two radiators, coving surround to ceiling, fitted wardrobe with cupboards over and shelving.

**BEDROOM THREE 11 x 9'6 (3.35m x 2.90m)**

Having double glazed window to the front, radiator and fitted wardrobe.

**RE-FITTED FAMILY BATHROOM**

Having white suite comprising of bath with shower over, WC, wash basin set over vanity cupboards, radiator, ceramic tiling and double glazed window.

**TO THE GROUND FLOOR ANNEX**

**ANNEX HALLWAY**

With double glazed windows and double glazed door set within an arched frame, laminate flooring and radiator.

**ANNEX SHOWER ROOM**

Having white suite with double shower cubicle, wash basin set over vanity cupboards and drawers with side cabinets, WC, ceramic tiling, radiator and laminate flooring.

**ANNEX BEDROOM 15'6 x 10'5 (4.72m x 3.18m)**

Having arched recess with double glazed side window, arched recess with display shelf inset, radiator, coving surround to ceiling and fitted wardrobes.

**ANNEX KITCHEN WITH BREAKFAST ROOM 25'6 x 8'6 max (7.77m x 2.59m max)**

Having double glazed window, two fitted storage cupboards, work surfaces and breakfast bar, stainless steel sink with drainer, space for stand up fridge freezer, space for appliances including washing machine, range of base cupboards and drawers, range of wall cupboards laminate flooring. Open to breakfast area with double glazed side window, double glazed internal window, coving surround to ceiling and radiator.

**REAR PORCH**

Having double glazed side door and double glazed internal window.





### **ANNEX LOUNGE 19'6 x 19'6 (5.94m x 5.94m)**

A very impressive lounge which was the former chapel to the convent. Having high paneled ceilings, double glazed surrounding windows, feature exposed brickwork to walls with arched details and arched recess fireplace, split level flooring and radiator.

### **TO THE EXTERIOR**

To the front of the property there is a retaining wall. lawns and tarmacadam driveway providing good parking and turning area, further stone chipped driveway / parking.

### **GARAGE 15'6 x 8 (4.72m x 2.44m)**

Having double doors to the front, lighting and power points, glazed window and door to the rear.

To the rear of the property there are timber outbuildings include stores and workshops, paved patio area and lawns with exceptional countryside views to the rear. The lawn continue to the side with additional patio area and pathway and side paved courtyard and feature exterior lighting.

### **GENERAL INFORMATION**

#### **TENURE**

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

#### **SERVICES**

We understand all main services are connected. With the exception of gas and mains drainage, the property has oil fired central heating and private drainage.

#### **COUNCIL TAX**

We understand this property is Council Tax Band "G". However, this should be verified by any intending purchaser.

#### **FIXTURES AND FITTINGS**

Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.

#### **VIEWING**

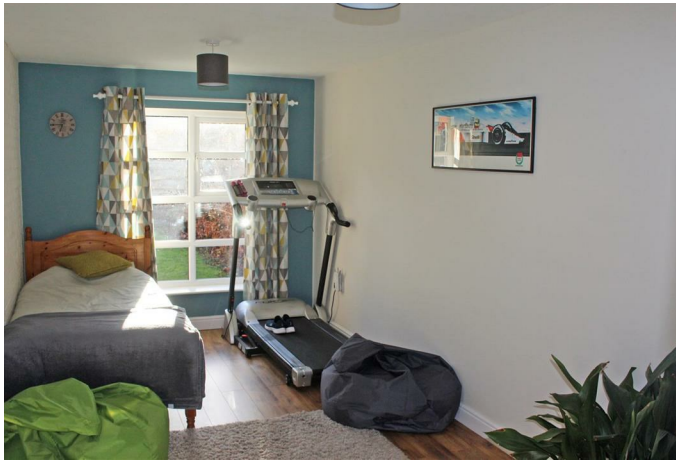
By prior appointment with Mark Evans & Company on 01827 311300

#### **DISCLAIMER**

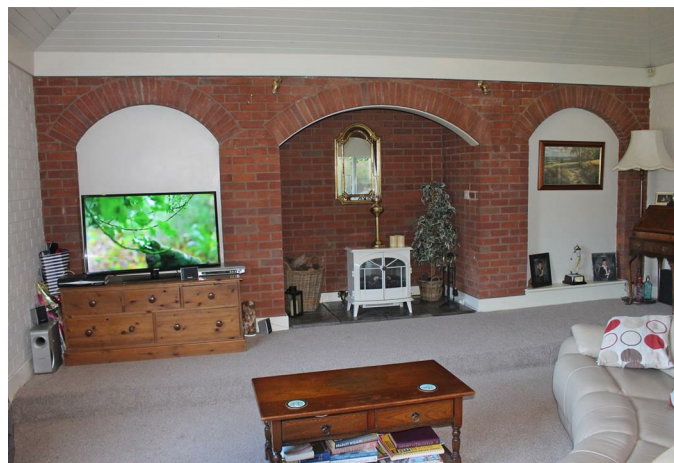
DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.







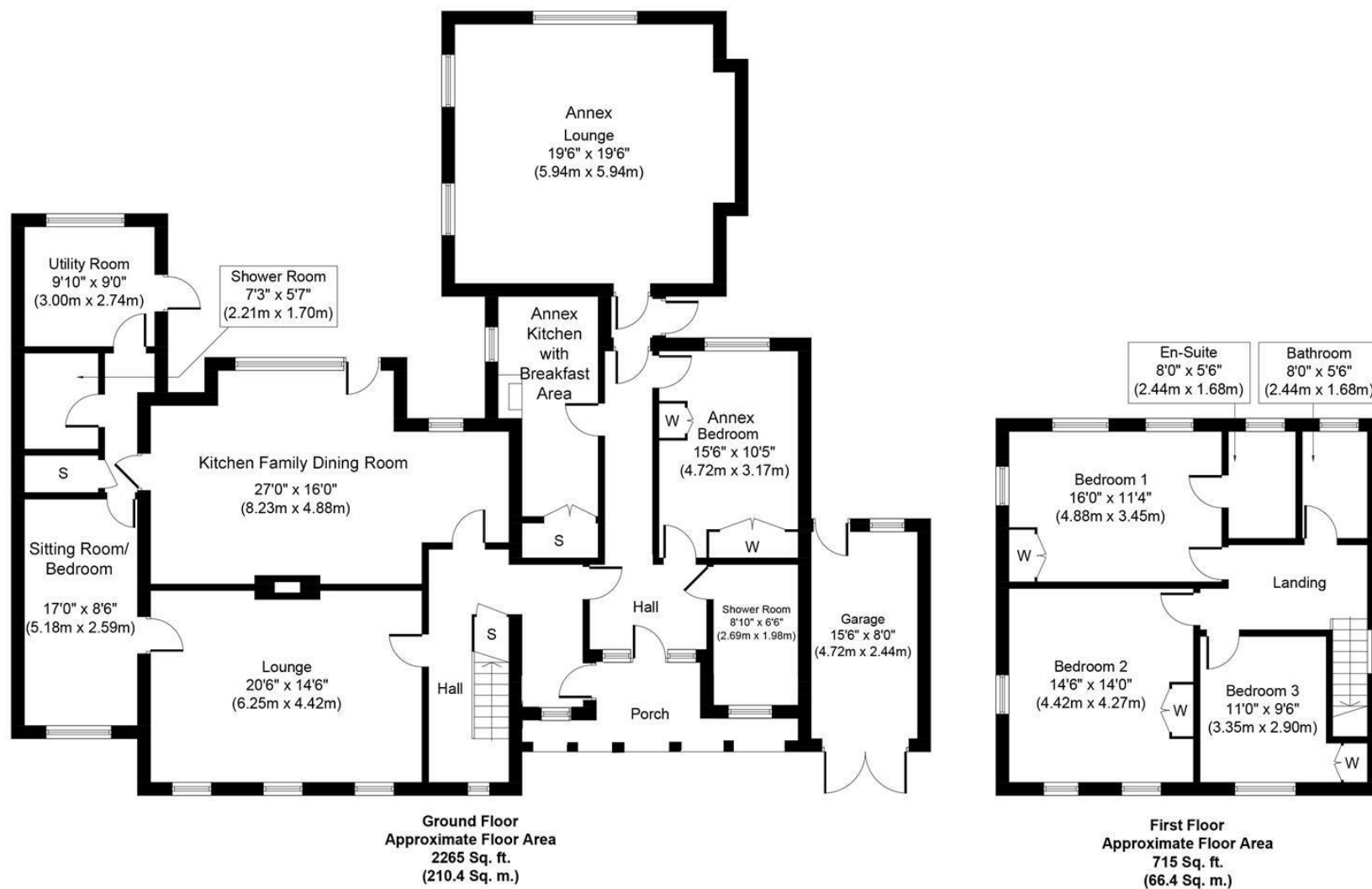






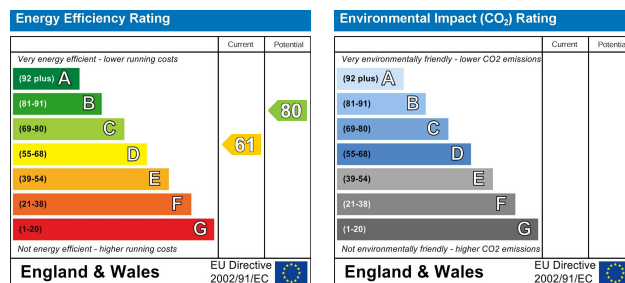






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2020 | [www.houseviz.com](http://www.houseviz.com)



A family run practice which has become one of the busiest firms of Estate Agents in the Midlands and offers a comprehensive property service for both sellers and purchasers alike.

Mark Evans is a fellow of the National Association of Estate Agents and has been involved in the property market in the local area since 1977 establishing his own practice in 1987.

Mark was joined by his daughter Becky in 2007 and both live locally which allows unprecedented knowledge of the property market in the town and surrounding villages.

Mark Evans & Company are able to offer a complete property portfolio of all prices ranging from smaller starter homes to larger country and equestrian homes. Our dedicated sales team have been with us for many years and are able to pass on their experience and advice on to our clients.

**START WITH A FREE & NO OBLIGATION HOME VALUATION**  
With an honest opinion of valuation and market conditions we aim to obtain the best price possible for our client and provide advice to help you maximise the selling potential of your property. Our comprehensive selling service then includes:

**NO UPFRONT COSTS and COMPETITIVE FEES** which are **NO SALE NO FEE**

**SALES BROCHURES** produced in house

**TOP QUALITY ADVERTISING** (check your local Tamworth Herald)

**INTERNET SERVICES** including **RIGHTMOVE, ON THE MARKET** and our own website.

Office display in our **TOWN CENTRE** office **OPEN 7 DAYS A WEEK**

Eye catching **FOR SALE BOARD**

**ACCOMPANIED VIEWINGS - NO ADDED CHARGES - ALL PART OF THE SERVICE**

**REGULAR CLIENT CONTACT** with **VIEWER FEEDBACK** and continual marketing advice

We offer **EXCLUSIVE TOWN AND COUNTRY HOME** selling services for our more individual properties

Free advice on **BUILDING PLOTS** and properties to modernise etc.

Our **IN HOUSE CONTRACT CHASERS** will assist you when **YOUR PROPERTY IS SOLD**

Speak to one of our **FINANCIAL ADVISORS**

## NOTES:

**IMPORTANT SPECIAL NOTES:**  
The fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order.  
Whilst we endeavour to make our Sales Particulars accurate and reliable, all measurements quoted are approximate and for general guidance only. If there is any point which is of particular importance to you, please contact our office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.  
Photographs are for illustration only and may depict items not included in the sale of the property.