



## Clifton Road, No Mans Heath, Tamworth

Price £1,100,000

- Rare opportunity to acquire a country home in a stunning village location
- Large re-fitted luxury family kitchen
- Further five bedrooms and two bathrooms
- Council Tax Band F & EPC Rating D
- Far reaching views
- Lounge and separate spacious dining room both with Inglenook fireplaces
- Stunning surrounding gardens with views and entertainment room
- Long gated driveway approach
- Master bedroom with balcony, dressing room and ensuite
- Downstairs WC, Utility room, study area and wash room



# Southfork Clifton Road, Tamworth B79 0NY

Royston & Lund are offering for sale a superbly appointed 18th century extended six bedroom, three storey detached former farm house enjoying a stunning location with outstanding views over surrounding countryside, located in the village of No Mans Heath, about 6 miles northeast of Tamworth. It is near the boundaries of four English counties: Derbyshire, Leicestershire, Warwickshire and Staffordshire.

The property has been refitted and improved by the current owner to offer an outstanding choice of accommodation comprising of reception porch into hallway, lounge with inglenook fireplace, large re-fitted luxury family kitchen, WC, utility room, study area, wash room, spacious dining room, central landing, extended master bedroom with balcony, large dressing room and ensuite, bedroom two and three with ensuites and family bathroom, staircase to second floor with two further bedrooms and separate WC, sitting room / bedroom six.

Long driveway approach with intercom gated access from the main road, to the front, side and rear are extensive lawn gardens with mature trees and shrub planting, timber summer house / store, large paved patio area leading to detached wooden entertainment room in the garden.



Council Tax Band: F

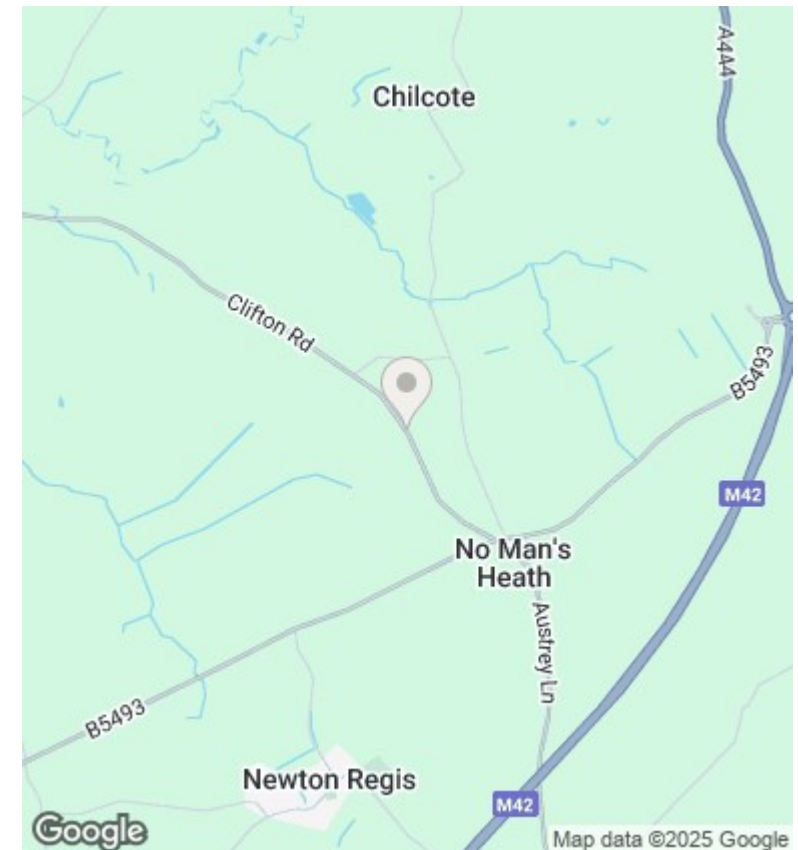
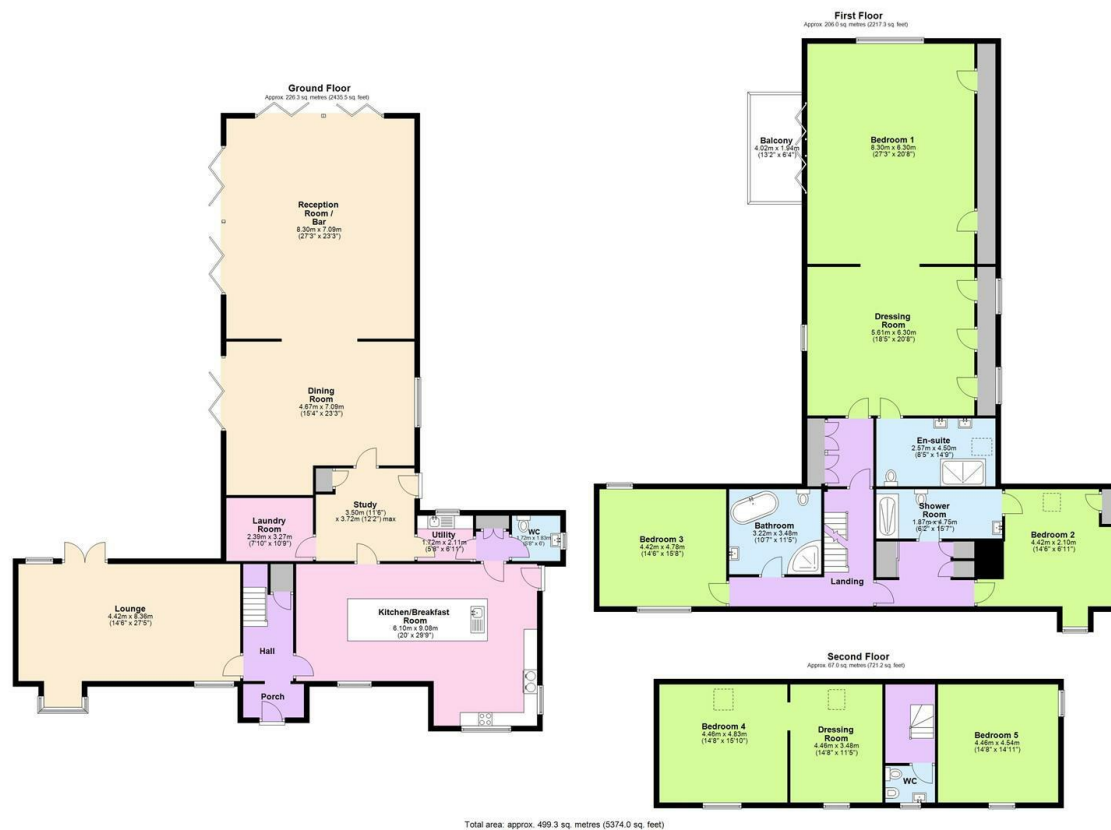












## Directions

## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

F

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 73                      |
| (55-68) <b>D</b>                            | 57      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |