



Holly Cottage, 82 Main Street, Clifton Campville, B79 0AP

Residing within the tranquil Mease Valley is Holly Cottage, an exceptional 1850s detached cottage offered with no upward chain, showcasing a wealth of beautifully restored features, a magnificent open plan living and dining kitchen and four generous double bedrooms. Having been substantially extended, refurbished and remodelled to a superb standard, Holly Cottage lies within a secluded and immaculately landscaped garden plot including an in and out driveway and detached garage, with versatile and spacious interiors ideal to suit a growing family. The cottage has been beautifully refurbished with many original features highlighted throughout, with the extended accommodation having been

thoughtfully designed to create a seamless flow between old and new.

A porch with arched entrance door opens to the front aspect into the original part of the cottage, where there are two spacious reception rooms each featuring character fireplaces and a wealth of exposed beams. The rear hall provides a useful storage space as well as access into the stunning lounge with vaulted ceilings, and to the utility and cloakroom. Extending to the rear of the property is the star of the show, a magnificent open plan living and dining kitchen with twin sets of bifold doors opening out to the gardens. To the first floor landing there are four well proportioned

double bedrooms, two having character beams and two featuring impressive vaulted ceilings. There is a family bathroom also off the landing, and the principal bedroom benefits from an en suite bathroom with walk in shower and a secluded balcony to the side aspect. Outside, Holly Cottage enjoys an elevated position back from the lane, having an in and out driveway with parking for a number of vehicles. There is access via an electric door into the detached garage, and gated access to either side opens into the beautifully landscaped rear garden. Holly Cottage benefits from LPG central heating, double glazed windows and mains drainage.

Clifton Campville is a popular Staffordshire village set within the scenic surroundings of the Mease Valley.

The village has a thriving community with an 'Outstanding' Ofsted rated primary school, a beautiful church, The Green Man public house, a village hall and an outdoor nature area known as the Millennium Green with a children's play area, with further amenities easily accessible in nearby villages and towns. Independent schools within easy reach include Twycross, Lichfield Cathedral and the Dixie Grammar.

The area is renowned for its scenic countryside and outdoor pursuits with plenty of public footpaths being accessible from the property's doorstep, and there are numerous outdoor activity centres and forestry centres including Conkers, Rosliston Forestry Centre, the National Forest and various National Trust estates all within a convenient drive.

Holly Cottage is well placed for travel along the M42, M6 Toll and A38 allowing access to the cities of Birmingham, Coventry, Derby and Nottingham. Regional and national rail travel can be found at stations in both Tamworth and Lichfield and the International airports of Birmingham and East Midlands are both around 25 miles away.

- Charming Detached Character Cottage
- Extensively Refurbished & Extended
- Wealth of Character & Space
- Delightful Village Setting with Views
- Three Spacious Reception Rooms
- Magnificent Open Plan Living & Dining Kitchen
- Utility & Cloakroom
- Four Double Bedrooms & Bathroom
- Master En Suite & Balcony
- Beautifully Landscaped Gardens
- 'In & Out' Driveway & Detached Garage
- Tranquil Village Location
- Well Placed for Commuter Routes & Rail Travel

An arched entrance door opens into the **Porch** to the front aspect, having tiled flooring, side windows and a wealth of exposed brickwork. Leading in turn into:



**Reception Hall/Snug** 3.97 x 3.64m (approx. 13'0 x 11'11)

A charming reception room, having a window to the front, exposed beams oak double doors opening to a useful storage cupboard and an original inglenook fireplace housing a wood burning stove. Stairs rising to the first floor with storage beneath, and engineered oak flooring with under floor heating extends into:

**Family Room** 3.67 x 3.34m (approx. 12'0 x 10'11)

Another beautifully presented room, having a wealth of exposed beams, a window to the front and an original fireplace housing a traditional gas fired stove

A thumb latch door opens into the **Rear Hall** 5.03 x 2.4m (approx. 16'6 x 7'10), where a stable door leads out to the rear gardens and there are double doors to a useful cloaks storage cupboard. Doors open into:

**Stunning Lounge** 5.32 x 4.57m (approx. 17'5 x 14'11)

An impressive living space having tall vaulted ceilings with skylights, windows to the front, cast iron radiators and bifold doors opening out to the rear gardens. A wood burning stove is set to a brickwork fireplace with beam lintel over

**Open Plan Living & Dining Kitchen** 9.63 x 6.3m (approx. 31'7 x 20'7)

This beautifully appointed open plan space offers ideal accommodation to suit modern day family life and entertaining. Twin sets of bifold doors open out to the rear gardens and tiled flooring with under floor heating extends throughout. The **Kitchen** is fitted with a range of shaker style full height, wall and base units with granite worksurfaces over, housing a double Belfast sink, space for a range cooker and integrated appliances including dishwasher, full height larder fridge and freezer. The worktops extend to one side where there is a breakfast bar, and the L shaped **Dining & Living Areas** offer plenty of space to layout as desired

**Utility** 2.44 x 1.2m (approx. 8'0 x 3'11)

Fitted with wall units and worksurfaces housing spaces for both a washing machine and tumble dryer, with tiled flooring and access into a hallway which gives access out to the side of the property. There is a double fitted cupboard housing the under floor heating controls, and a door opens into the **Cloakroom**, fitted with wash basin set to vanity unit and WC, with a window to the side and tiled flooring





Stairs rise to the **First Floor Landing**, where oak thumb latch doors open into:

**Master Suite** 6.07 x 3.94m (approx. 19'11 x 12'11)  
A most impressive principal suite, having windows to the side, vaulted ceilings with skylights and double doors opening out to a secluded **Balcony** enjoying village and rural views. Oak double doors open into a **Walk in Wardrobe** 2.08 x 1.22m (approx. 6'9 x 4'0) with PIR lighting and fitted storage/hanging space, and this bedroom has private use of:

**En Suite Bathroom** 4.34 x 3.58m (approx. 14'3 x 11'9)  
A luxurious and contemporary suite comprises twin wash basins set to Quartz topped vanity unit, WC, double ended freestanding bathtub and an oversized walk in shower, with recessed storage to both the bath and shower. The bathroom has tiled flooring and walls, a heated towel rail, PIR mood lighting, a skylight and under floor heating

**Bedroom Two** 4.87 x 3.73m (approx. 15'11 x 12'2)  
Another impressive bedroom suite, having vaulted ceilings and skylights

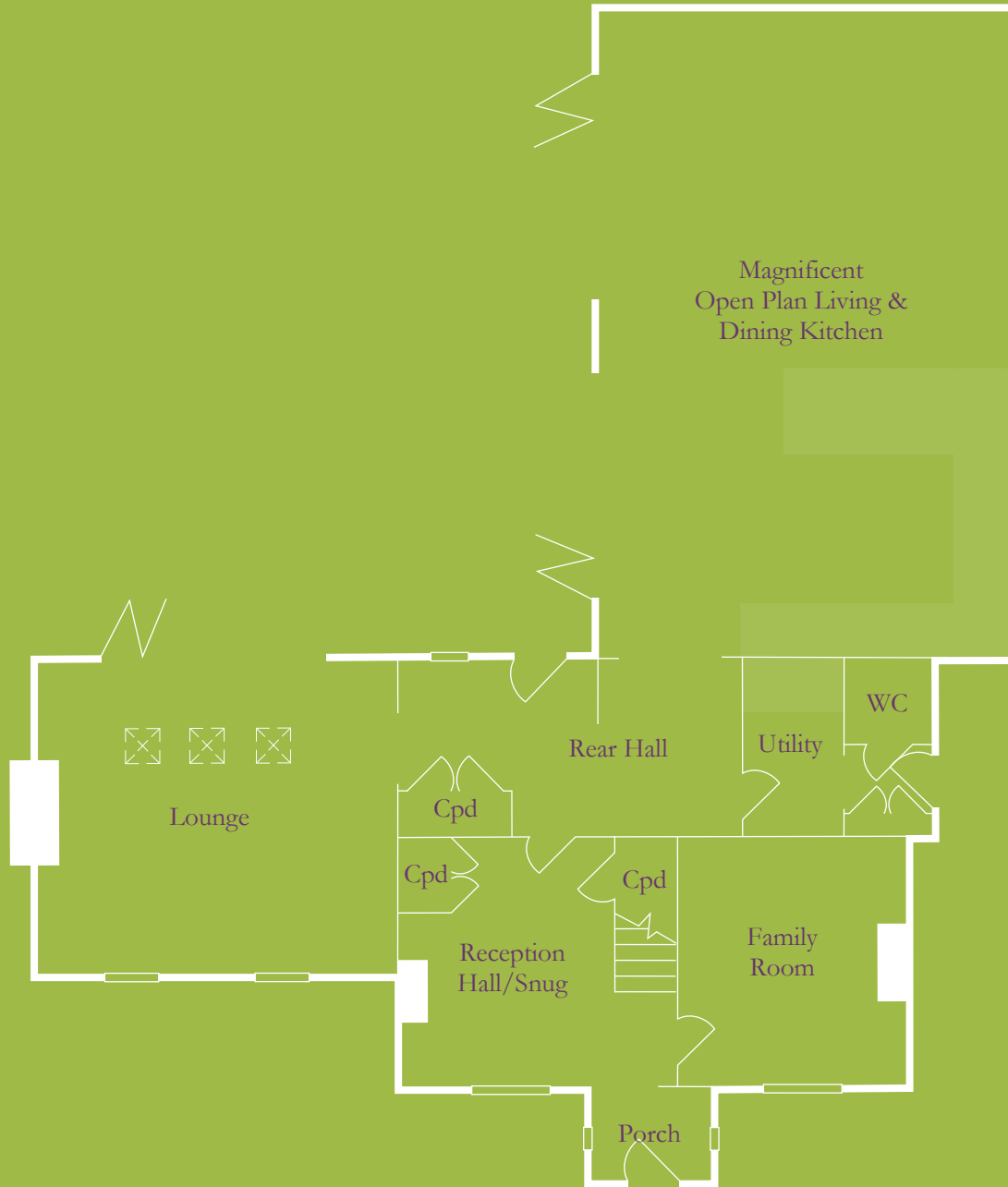
**Bedroom Three** 3.7 x 3.32m (approx. 12'1 x 10'10)  
Positioned within the old part of the cottage, this double room has a window to the front aspect and a wealth of exposed beams

**Bedroom Four** 3.67 x 3.07m (approx. 12'0 x 10'0)  
A fourth double room having exposed beams, a window to the front and a range of fitted storage and wardrobe space

**Family Bathroom** 2.53 x 2.38m (approx. 8'3 x 7'9)  
A traditional suite comprises wash basin set to vanity unit, WC, double ended spa bathtub and corner shower, with tiled flooring, under floor heating, tiled walls and a heated towel rail









### Outside

Holly Cottage is set back from the lane at an elevated position having an 'in and out' driveway to the front providing parking for around 8 vehicles. there is a useful gated storage area to the side of the property, mature hedges provide privacy to the front aspect and steps with a paved terrace leads to the porch and into the cottage

**Detached Single Garage** 5.5 x 3.25m (approx. 18'0 x 10'8)

With electric entrance door, power, lighting and a courtesy door into the rear garden

### Landscaped Gardens

Gated access to either side of the property opens into the rear garden which has been recently landscaped to a superb standard and enjoys plenty of privacy to all sides. There is a fabulous **Arbour** providing a beautiful covered entertaining space, and paved terraces lead onto artificial lawns.

Terraced borders extend to one side where steps rise to a further elevated terrace having access onto the **Balcony** off the master bedroom.

Pleasant rural views can be appreciated from the elevated terrace and balcony, and there are a number of storage sheds included in the sale.

Holly Cottage benefits from exterior water, power and lighting



**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.