



The Old Post Office, 117 Main Street, Clifton Campville, B79 0AX

HOWKINS &
HARRISON

The Old Post Office,
117 Main Street, Clifton Campville,
Staffordshire, B79 0AX

Guide Price: £365,000

A character detached Grade II listed cottage set within a sought after village location. Offering many original style features including latch doors and exposed beams. Externally the property has an easy to maintain rear garden, parking and a detached outbuilding providing a home office facility.

Features

- Entrance hall/snug
- Lounge and separate dining room
- Kitchen with Rayburn
- Useful utility room
- Two good size bedrooms
- Large family bathroom
- Detached outbuilding/home office
- Wealth of original features
- Oil fired central heating
- Gated entrance, driveway and parking



Location

The property is situated in a private position on Main Street. Clifton Campville is a small village at the south east corner of Staffordshire close to the borders of Derbyshire. The village is home to St Andrews Church which is a splendid example of 13th & 14th century architecture and features in any list of Englands finest churches. The surrounding area is predominantly agricultural, the location is ideal for easy access to regional centres and the M42 is just 4 miles away and provides fast access to the Midlands motorway networks including the M1 and M6 with Birmingham approximately 26 miles distant.



Accommodation Details – Ground Floor

Door leads into the entrance hall/snug which has an attractive 'Inglennook' fireplace with window to the front elevation, multi fuel burner and open faced brick surround with raised hearth and exposed beamed ceiling and stairway leading off to the first floor. Door leads into the lounge with exposed beamed ceiling and an open fireplace with feature surround and a range of fitted shelving with cupboards below. An archway leads into the separate dining room which also has an exposed beamed ceiling and original bread oven alongside built in cupboards. The kitchen has as comprehensive range of corner and base units, tiled preparations

surfaces, complimentary wall tiling, fitted Rayburn with twin hot plates, quarry tiled flooring and window to the rear elevation, door to rear garden and door leading off to the useful utility room.

First Floor

From the hallway/snug the staircase leads off to the first landing with galleried ballustrade. Doors leading off to two double bedrooms and a large family bathroom with a three piece suite and complimentary tiling.

Outside

To the front of the property is a wide frontage with gated entrance leading to the driveway providing parking for two vehicles and side gated access leads to the rear garden which is mainly paved with mature flower beds. There is a detached outbuilding measures 17ft x 8ft 8 with double opening doors, open faced brick fireplace with cast iron wood burner and additional garden room/office with vaulted ceiling. A further outbuilding provides for an outdoor WC alongside a workshop.

Viewing

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Lichfield Council

Council Tax

TBC

Energy Rating

Exempt – Grade II listed

Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.