



Manor Farm, Haunton
Tamworth, B79 9HN

£320,000

Set within a **beautiful village setting** and approached via a **private drive**, this attractive **barn conversion** offers a wonderful combination of traditional character and comfortable modern living.

The accommodation is arranged across the **ground floor**, with charming **exposed ceiling beams** adding warmth and character throughout. At the heart of the home is a welcoming **living room and kitchen**, providing an excellent space for everyday living and entertaining, with **direct access onto the rear garden**.

The property offers **three well-proportioned bedrooms** together with a family bathroom, making it equally suited to couples, families or those looking for flexible guest or home-working space.

Outside, the property benefits from a **private rear garden**, ideal for relaxing and outdoor entertaining, while a **double garage** provides excellent parking and additional storage.

A characterful village home combining the charm of a traditional barn conversion with generous accommodation, private outdoor space and the convenience of a double garage.

Viewings: Strictly via appointment through our Tamworth Residential Sales Department on 01827 217100

or via Tamworth@paulcarrestateagents.co.uk



**PAUL
CARR**
Estate Agents
Sales & Lettings

Hall

Living Room 4.95m (16'3") x 3.05m (10')

Kitchen

3.78m (12'5") x 3.05m (10')

Bedroom 1

4.85m (15'11") x 2.46m (8'1")

Bedroom 2

3.68m (12'1") x 1.91m (6'3")

Bedroom 3

3.78m (12'5") x 1.68m (5'6")

Bathroom

2.44m (8') max x 1.86m (6'1")

Double Garage





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

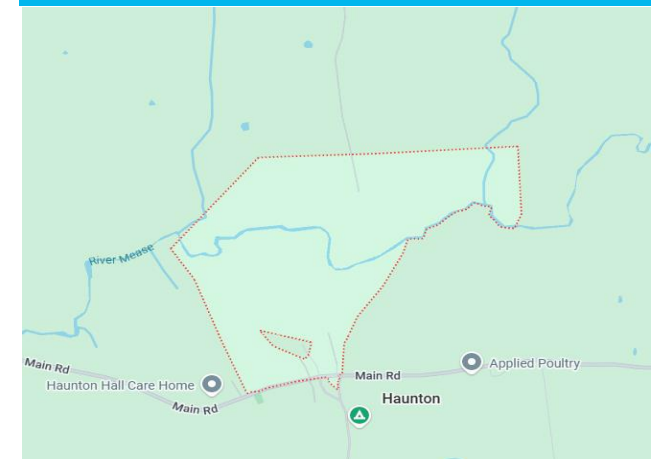
Ground Floor



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

www.paulcarrestateagents.co.uk

 **OnTheMarket**.com

 **rightmove**.co.uk
The UK's number one property website

 **The Property Ombudsman**