Haselour House Farm Haselour Lane, Harlaston, Tamworth, Staffordshire, B79 9JT

Bill Tandy and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£1,700,000
Offers in Excess of

Opportunity to purchase outstanding properties such as Haselour House are particularly rare, and this wonderful example of a gorgeous Georgian country home is a true delight. Set on the edge of the pretty village of Harlaston within the heart of Staffordshire countryside the property has a commanding position with beautiful grounds and gardens extending to nearly 14 acres. Dating back to approximately 1734 the Grade 2 Listed property originally formed part of the historic De-Trafford estate. The elegant and spacious interiors with versatility in the accommodation use are inherently suited to this wonderful style of grand living. Attention to detail and some thoughtful renovations have been undertaken by the present owners which include the stunning open plan family dining kitchen and elegant drawing room with oak panelling. The bedroom accommodation is arranged across the first and second floors with six generous bedrooms, two of which are en suite, and one with a dressing room, and there are two further bathrooms. Sitting in splendid south facing grounds, the gardens are laid to extensive lawns with two paddocks and a range of outbuildings, along with a pretty summerhouse and useful detached home studio/office. This is a truly magnificent home, and an early viewing would be strongly recommended.

ENTRANCE PORCH
with inner obscure glazed door opening to:

RECEPTION HALL
having attractive flagstone flooring and archway through to inner hallway with natural wood strip floor and oak staircase with spindle balustrade.

GUESTS CLOAKROOM
with an antique suite comprising W.C. with high level cistern and Victorian wash-stand with inset wash hand basin, tiled flooring and shuttered window.

PRINCIPAL DRAWING ROOM
5.42m x 5.19m max into bay (17' 9" x 17' 0" max into bay) with attractive granite fire surround with open fire and dog basket with granite hearth, attractive wood panelling, twin shuttered bay sash windows to front and radiator with ornamental screen.

ELEGANT DINING ROOM
5.87m x 4.24m (19' 3" x 13' 11") with attractive wooden flooring, granite fireplace with tiled hearth and backing and open grate, panelled walls to dado height, twin shuttered bay sash windows to front, coved cornice, picture rail and door to kitchen.

STUDY
4.05m x 3.20m (13' 3" x 10' 6") with fitted bookcase with ladder, window to side, attractive wood flooring, radiator with ornamental screen.

STUNNING FARMHOUSE BREAKFAST KITCHEN
11.50m x 4.90m (37' 9" x 16' 1") a truly stunning room with attractive quartz tiled flooring, impressive inglenook with wood-burning stove, central granite topped island with breakfast bar, stainless steel twin bowl sink with drainer, twin plate Aga, double French doors to outside and window to side, useful shelved pantry store cupboard, glazed double doors to rear lobby, door to outside and further door to:

LAUNDRY
with space and plumbing for washing machine and tumble dryer.

CELLARS
approached via a glazed door from the hallway and having two store areas, Store Room One 3.93m x 2.66m (12' 11" x 8' 9") and Store Room Two 3.70m x 2.66m(12' 2" x 8' 9") with door to outside.

SPACIOUS FIRST FLOOR LANDING
with sash window to front, sitting area and coved cornice and glazed door opening to further staircase leading to the second floor.

PRINCIPAL BEDROOM
5.48m x 4.74m (18' 0" x 15' 7") with two sash windows to front, radiators with ornamental screens, granite fireplace with inset cast-iron stove and flagstone hearth, built-in store and door to:

LUXURY EN SUITE BATHROOM
having free-standing clawfoot bath with mixer tap and shower attachment, W.C. with high level cistern, pedestal wash hand basin, heated towel rail/radiator, tiled flooring, partial tiling to walls, shuttered obscure glazed window and built-in airing cupboard housing a pre-lagged hot water cylinder and linen shelving.

BEDROOM TWO
4.48m x 3.54m (14' 8" x 11' 7") approached via the dressing room and having wardrobes with sliding doors, sash window to front and radiator.

DRESSING ROOM
5.34m x 2.13m (17' 6" x 7' 0") with fitted wardrobes and sash window to front.

BEDROOM THREE
5.94m x 4.23m (19' 6" x 13' 11") an interesting room with vaulted ceiling with downlighters and exposed beams, shuttered window to side and glass block screening creating: Access to this bedroom can be achieved by using the second staircase from the hallway.

EN SUITE SHOWER ROOM
having quadrant shower cubicle with thermostatic shower fitment with shower hose and drencher shower, vanity unit with wash hand basin and mono bloc mixer tap with cupboard space beneath, close coupled W.C., shuttered window to side and laminate flooring.

BEDROOM FOUR
4.15m x 3.12m (13' 7" x 10' 3") with sash window to side, radiator and built-in cupboard.

FAMILY BATHROOM
4.07m x 2.06m (13' 4" x 6' 9") having panelled bath, twin wash bowls with mono bloc mixer tap standing on a wash-stand, walk-in shower cubicle with thermostatic shower, close coupled W.C., heated towel rail/radiator, ceramic floor and wall tiling, shuttered window to rear and vanity mirrors with downlighters.

SECOND FLOOR LANDING
having double glazed dormer window to rear and access to loft space and eaves.

BEDROOM FIVE
4.67m x 3.81m (15' 4" x 12' 6") with double glazed dormer window to front, traditional fireplace with cast-iron grate, revealed beams and electric night storage heater.

BEDROOM SIX
4.90m x 4.41m (16' 1" x 14' 6") with double glazed dormer window to front and electric night storage heater.

BEDROOM SEVEN
4.66m x 3.34m (15' 3" x 10' 11") with double glazed dormer window to rear, electric night storage heater and wardrobe with sliding door.

BOX ROOM
3.07m x 2.19m (10' 1" x 7' 2") with UPVC double glazed dormer window to front.

SHOWER ROOM
with corner quadrant shower cubicle with electric shower firment, pedestal wash hand basin with mixer tap, close coupled W.C., ceramic floor tiling, metro style wall tiling, UPVC double glazed dormer window to rear, downlighters and electric heated towel rail.

OUTSIDE
The property stands in grounds extending to some 14 acres with a wrought-iron automatic gated entrance leading to a tarmac driveway which sweeps round to the side of the property. There is an attractive garden summerhouse with flagstone terrace with the drives extending to provide gravelled parking areas and set principally to lawns with functioning well and mature trees and shrubs. To the side of the main house is an entertaining area with dwarf retaining wall and flagstone patio with Italianesque garden pond with the gravelled driveway sweeping around a central lawn with mature statement trees. To the immediate rear of the property is a walled courtyard and breakfast terrace with wrought-iron gates and walled perimeters.

OFFICE
8.10m x 2.59m (26' 7" x 8' 6") a superb home office with laminate flooring, double doors to outside and personal door to same, electric heating, sun tubes and fluorescent lighting, numerous power points and internet connections.

GARAGE
9.98m x 9.34m (32' 9" x 30' 8") approached via a sliding door and having light and power.

FURTHER GARAGE
9.42m x 4.18m (30' 11" x 13' 9") with double divisional entrance doors and personal side access door and having light and power.

WORKSHOP
5.98m x 5.31m (19' 7" x 17' 5") with double divisional entrance doors.

COUNCIL TAX
Band G.

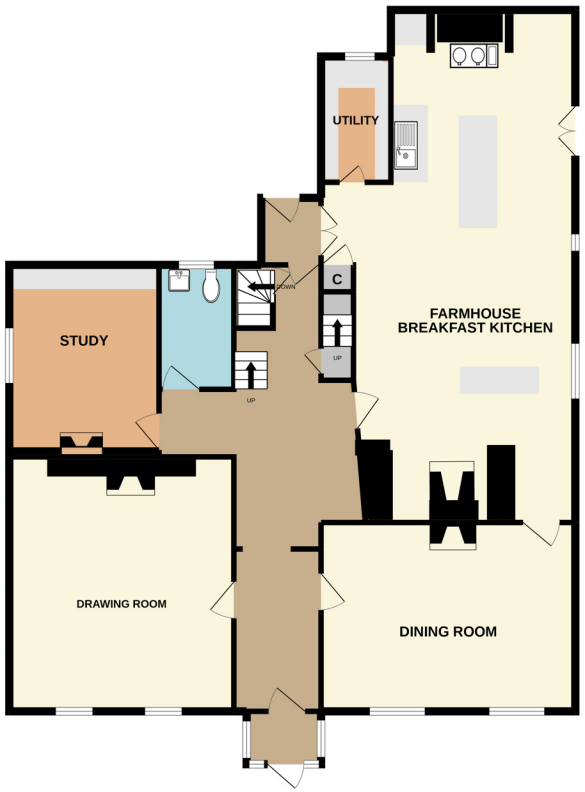
TENURE
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.

GROUND FLOOR



1ST FLOOR

2ND FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NAEA National Association of Estate Agents
The Property Ombudsman SALES

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