



**Oakwood Barn, Lullington Road, Edingale, Tamworth, Staffordshire,
B79 9JA**

Oakwood Barn in Edingale is a truly stunning three bedroom gated detached barn conversion with fabulous views of the surrounding countryside. The barn has been completely renovated creating an immaculately presented home with spacious interiors and contemporary finishes, whilst still maintaining the character and charm of an authentic barn.

Set within delightful grounds with a long, tree lined driveway approach, a large garden pond, hedgerow surround and security gated access to the property.

This beautiful three bedroom two storey barn conversion enjoys views of the surrounding countryside and internally comprises of: lounge, additional snug featuring exposed brick fireplace, bespoke breakfast kitchen with handmade wooden units with impressive full height dining area, all boasting ceiling wooden beams, ground floor bedroom and main bathroom with shower. Two further bedrooms to the first floor both are serviced by ensembles. An Impressive full height dining room with gallery landing above gives way to the spectacular pond and outdoor views.

Outside, to the front, above the detached garage, a separate room provides extra space for relatives, ideal for that extra breathing space you need if you're going to have your friends or grown-up children live with you. This could also be let out on a bed and breakfast basis – the choice is yours!

Ideal for access to the local amenities of Tamworth (6 miles) and City of Lichfield (9 miles), Sutton Coldfield (16 miles) with the period villages of Harlaston, Elford and Croxall nearby. For destinations further afield Edingale is 4 miles to the A38 which provides access to the M6 toll and M1 and the M42 is 11 miles away



Snug 15' 7" x 13' 7" (4.75m x 4.14m)

Dining Room 15' 9" x 14' 2" (4.80m x 4.31m)

Kitchen 13' 7" x 14' 1" (4.14m x 4.29m)

Lounge 20' 9" x 12' 4" (6.32m x 3.76m)

Inner Hallway

Utility

WC

Bathroom

Bedroom One 12' 2" x 11' 0" (3.71m x 3.35m)

Galleried Landing

Bedroom Two 15' 7" x 11' 0" (4.75m x 3.35m)

Ensuite

Bedroom Three 13' 4" x 11' 0" (4.06m x 3.35m)

Ensuite

Double detached Garage

Bedroom Over Garage 13' 3" x 19' 6" max (4.04m x 5.94m)

Ensuite





FLOORPLAN

Floorplan is for illustration purposes only and not drawn to scale

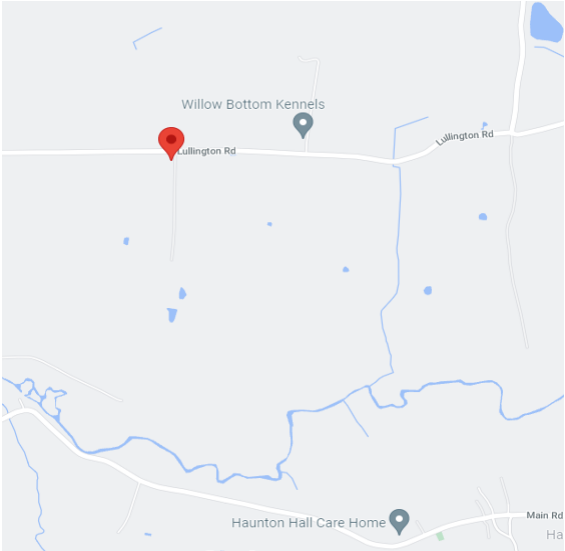


Energy Efficiency Rating

NO EPC REQUIRED

GRADE II

Map Location





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