

THE COACH HOUSE WALMLEY ROAD  
SUTTON COLDFIELD  
B76 1QX

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A unique and extraordinary opportunity to secure a Grade II listed Coach House, un-developed stables and surrounding land in all 2 acres, set in the grounds of New Hall Hotel and Spa.

The stunning four bedroom coach house has many original features and offers immense potential for the future owner to extend, re-model and modernise into a stunning period home as does the un-developed stables to the rear.

## ACCOMODATION

Ground Floor:  
Dining hall  
Drawing room  
Snug  
Kitchen

First Floor:  
Landing  
Principal bedroom with ensuite  
Bedroom 2 with walk in wardrobe and ensuite  
Bedroom 3 with ensuite  
Bedroom 4 with ensuite

Garden and Grounds:  
Two double garages  
Four storerooms  
Driveway with ample parking space  
Laid to lawn rear garden

Approx Gross Internal Floor Area: 3639 sqft (338 sqm)

EPC Rating – NOT REQUIRED, GRADE II LISTED

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



## SITUATION

Positioned within an exclusive location within the grounds of New Hall Hotel, the area of Walmley is well served for independent schools including The Deanery Primary School, The Shrubbery School, Bishop Walsh Catholic School, Holy Cross and Walmley Private Schools, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School.

There are splendid walks through nearby New Hall valley Country Park a nature conservation site. The former farmland covers 198 acres of green belt countryside and forms a corridor between Walmley and Sutton town centre. It is an important nature reserve consisting of historic wetland grazing meadows, Plantsbrook stream and a number of listed buildings including a working 17th century corn mill, and the 14th century New Hall hotel.

Everyday amenities can be found in Walmley and more comprehensive shopping can be found in Sutton Coldfield town centre and Birmingham City Centre.

## DESCRIPTION OF PROPERTY

Showcasing a wealth of character and impressive interiors is The Coach House, a beautiful and individual Grade II Listed barn conversion offering four bedrooms. Formerly serving as the coach house to New Hall prior to its transformation into a boutique hotel, this charming character conversion features a traditionally styled dining kitchen alongside stunning exposed brickwork, over sized stone fireplaces and a wealth of original beams.

As you step into the property from its large frontage, you are greeted by the dining hall - an inviting space that seamlessly connects the reception rooms and the first-floor landing. This is where the character of the home unfolds, adorned with traditional features that harken back to a bygone era. The dining hall, with its ample space for a large family table, serves as the heart of the home. A coal fireplace, intricately set into the chimney breast, adds a touch of classic charm.

To the right, the journey continues into the drawing room, a spacious haven flooded with natural light from three sets of windows overlooking the front and a patio door leading to the rear garden. Another coal fireplace with stunning surround graces this room, echoing the design seen in the dining room.

On the left, accessed via the dining hall, is the snug, a cosy space with a exposed-brick wall, overlooking both the front and rear. The central fireplace, surrounded by brick, invites warmth and comfort, creating an ideal spot for snug nights.

The farmhouse kitchen is fitted with an extensive range oak units, cupboards and drawers to three walls. Conveniently, a timber door leads out to the rear garden.

Ascending to the first-floor landing, a door on the left leads to an extended landing area, offering access to the principal bedroom and Bedroom 4. The principal bedroom, generously sized with a view of the front, features a dressing area with fitted wardrobes and ensuite with a bathtub, sink, and WC.

On the other end of the landing, to the right, is bedroom 2. Opening the door, you step into a storeroom leading to the ensuite and walk-in wardrobe. The ensuite comprises a bathtub, sink, and WC, while the walk-in wardrobe provides ample storage and a gateway to the bedroom itself, which overlooks the front.

Bedrooms 3 and 4 are both spacious double rooms with Bedroom 3 having the convenience of fitted wardrobes. Both rooms boast ensuites, each with a bathtub, WC, and sink.

## GARDEN AND GROUNDS

The Coach House is approached from a private road and has a large driveway bordered with high conifers for privacy. The house itself sits back behind a tarmac driveway offering off road parking for numerous vehicles.

To the rear of the house is the private rear garden. Leading out from the kitchen and to the right, is the entrance to the garage. Beyond this is an extensive paved terrace, walled courtyard and a blue brick pathway leading up and around to the lawned area. The stables are elevated and situated at the rear of the garden. Undeveloped they offer immense potential for transformation into a spacious single storey barn conversion. Beyond the stables in land extending to 2 acres in all, including a separate gated access; some of which could be used to form a private drive to approach the stables.

An additional garage is access from the driveway at the front of the property.

## DIRECTIONS FROM ASTON KNOWLES

From the agents office, head south-east on Coleshill St, slight left towards Coleshill Rd, turn left onto Coleshill Rd, continue onto Reddicap Hill, turn right on to Walmley Rd, follow the road and turn right at the entrance to New Hall hotel, prior to reaching the hotel car park The Coach House sits discretely back from the road on the right hand side.

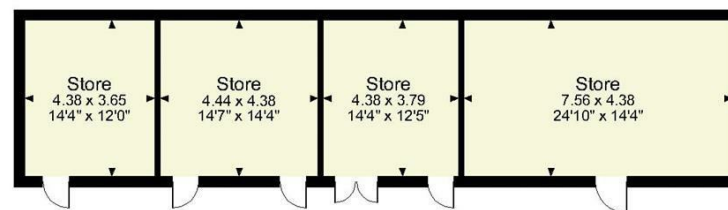
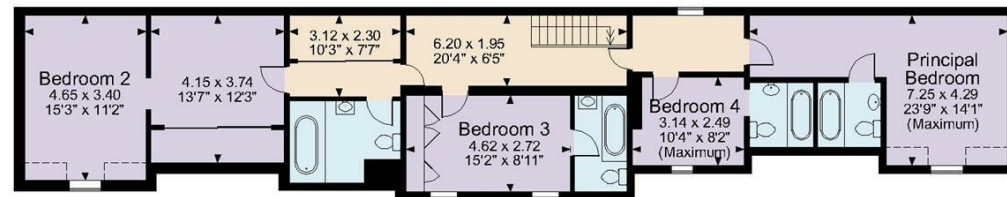
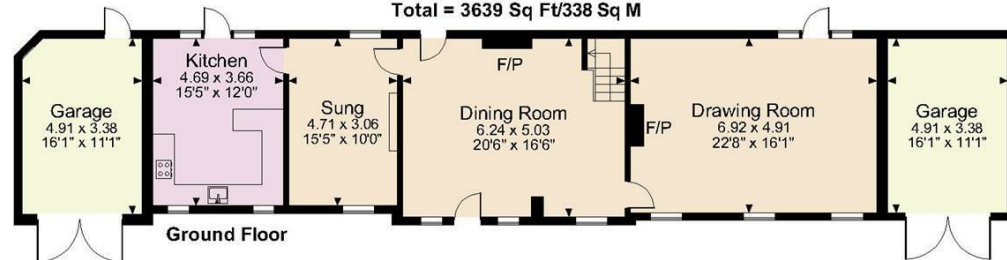
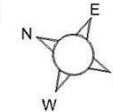
## DISTANCES

Lichfield - 10.3 miles  
Sutton Coldfield - 2.2 mile



**The Coach House, Walmley Road, Sutton Coldfield**

Approximate Gross Internal Area  
 Main House = 2345 Sq Ft/218 Sq M  
 Garages = 356 Sq Ft/33 Sq M  
 Stores = 938 Sq Ft/87 Sq M  
 Total = 3639 Sq Ft/338 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Birmingham - 7.8 miles  
 Birmingham International/NEC - 13.1 miles  
 M6 - 6.1 miles  
 M6 Toll - 6.5 miles  
 A461 - 8.5 miles  
 A38 - 5.9 miles

(Distances approximate)  
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**TERMS**  
 Local Authority: Birmingham City Council  
 Tax Band: G  
 Broadband Average Area Speed: 67 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

**SERVICES**  
 We understand that mains water, gas and electricity are connected.

**DISCLAIMER**  
 Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: November 2023  
 Particulars prepared: November 2023

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