

POOL BARN SHIRRALL DRIVE
DRAYTON BASSETT
B78 3EG


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

OPEN DAY - NO APPOINTMENTS NECESSARY
Saturday 11th May 2024 - 12.30pm til 2.30pm

****PART EXCHANGE CONSIDERED ****

An idyllic and beautifully presented six bedroom barn conversion plus ancillary accommodation set in 2.62 acres featuring its own private lake.

Main living area: Reception Hallway, dining area, sitting room with dual views, family kitchen/breakfast room, entertainment room, boot room, guest cloakroom, utility room, storage cupboard.

East Wing: Snug, guest bedroom, shower room, gymnasium with mezzanine home office.

First Floor: Main living area: Master bedroom featuring free standing bath, full size dressing room and en-suite bathroom, balcony, two further bedrooms, family bathroom.

Annex: Living room/dining room, kitchen, shower room, guest WC, utility room, two bedrooms

Outside: Gated sweeping driveway, stocked Lake with breeze house and jetty, quadruple car garage, oak built double garage/garden store, out building with store incorporated (originally a stable with feed room), the dairy incorporating kitchenette and WC (his and hers), oval breeze house.

Approximate Gross Internal Floor Area: 7,290 Sq Ft (677 Sq M)

EPC Rating: Main barn D | Annexe C

Youtube Video Link: <https://www.youtube.com/watch?v=8NsINLIWegY>

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

The village of Drayton Bassett is ideally located for the M42 and M6, with fast communications to the north and to London. The comprehensive facilities of both Sutton Coldfield and Tamworth can be accessed within a short commute and an excellent local road network offers access to nearby motorway connections including M6 Toll, M6, M42, Junction 9 or 10, and the A5 and A38.

The town of Tamworth is easily accessible and has the benefit of a Ventura park, an out of town retail park with a range of well-known high street shops and restaurants.

Nearby Sutton Coldfield and Mere Green also have a range of amenities including shops and restaurants as well as excellent schooling. The cathedral city of Lichfield is just 10 miles away and offers delightful shops and restaurants and further highly regarded schooling.

Description of Property

Pool Barn is an exceptional place to live; privately positioned in its own beauty spot, nestled at the head of a lane and set in generous grounds with its own tranquil private lake and commanding views over the countryside. The main house and self contained annexe is set back behind a walled frontage. A gated entrance sweeps around the lake making for a remarkable approach towards the main house and gardens.

The barn has been sympathetically enlarged and luxuriously appointed by the present owners including external landscaping, and more recently construction of the garden store. It is the breathtaking views across the South East windows which make this property so very special and unique.

The internal accommodation extends to over 5300 sq ft. and has been designed to be spacious but comfortable, with family living in mind, and a focus on connecting the house, annexe and garden around a central courtyard. Pool Barn successfully blends the many original features of a country property with today's modern refinements to create a spacious and perfectly proportioned family residence of character and style. Other notable modern amenities include underfloor heating throughout the main house, a gym, silent air conditioning to master suite, first floor east wing and gymnasium, CCTV and enhanced security.

Ground floor

The oak front entrance door opens into the primary hallway, cleverly connecting the two wings of the house, the principal rooms flow from the reception hallway as well as the main staircase to the upper floors. Of particular note is the beautiful dining room, featuring a Karndeian floor which opens then into the sitting room which features a striking galleried landing. Bursting with natural light from its floor to ceiling windows on both side and features a floating oak staircase upto the master suite.

Accessed from the opposite side of the reception hallway is the snug, ground floor guest bedroom, cloakroom and gymnasium with kitchenette. A staircase from the gymnasium leads upto a large office; an ideal space for home working, alternatively a studio for a music enthusiast or hobbies room.

To the other end of the main wing is the kitchen/breakfast room; very much the heart of the home. This large open space has Walnut faced kitchen units and high gloss granite worktops, a large island along with French doors out to the garden. A dedicated dining area in front of characterful exposed brick wall provides a perfect space for informal dining. Floor to ceiling windows and a further door opening onto the courtyard at the front of the house allow plenty of natural light into the space.

Appliances include a 4 oven high gloss black Aga, integrated oven, microwave oven above, induction hob, integrated fridge, freezer, wine cooler and dishwasher. One of the main features of the kitchen is its vaulted ceiling highlighting the reclaimed beams. The floors are karndeian. The utility room (leading from the main kitchen/diner), features similar wall and base units, stable door to the gardens, sink, and tiled splashbacks, along with space for a washing machine and tumble dryer.

The current owners have the benefit of planning permission to re-create the kitchen into a modern minimalist space with full glass wall overlooking the grounds, gardens and far reaching countryside views. A spectacular opportunity for a buyer with an appetite to take the open plan

kitchen to the next level.

Beyond the kitchen is the contemporary and stylish lounge with a copper effect feature wall incorporating a chimney breast with inset log burner. This leads into a refurbished boot room with access onto the courtyard and used as an alternative entrance into the property.

First floor

Approached from the imposing/practical staircase is the central landing with access to both wings of the house. The Southwest wing is dedicated to the master suite which is additionally accessible from the floating staircase in the sitting room. The suite boasts a stunning space to sleep with a cleverly positioned central bed taking advantage of the far reaching countryside views. Glazed bi-folding doors open onto a large balcony; a fabulous space to enjoy a morning coffee or sunrise to the East. Other special features include a free standing bath and vaulted ceiling with exposed beams.

The en-suite shower room is a light space with light window and shutters overlooking the walled garden, wall and floor tiles complement the his and hers sinks and walk in shower beyond which is a glazed privacy room with WC, wash hand basin and bidet.

The stunning 16'3 x 11'10 dressing room completes the suite.

To the adjacent wing is bedroom three and four together with family bathroom.

Completely self-contained is the two Bedroom Annexe with Sitting/Dining Room, Kitchen and Shower Room. Used as an annexe by the current owner, allowing the family to have their own dedicated living accommodation whilst being close enough for socialising when they choose. However, should a buyer decide to, the space could be used as guest accommodation or consideration could be given to convert the space into a leisure block with cinema room and entertainment room etc.

Gardens, Grounds and Outbuildings

Dine alfresco by the lake in the summer and take in the views of the open fields adjacent to the garden, which make the plot feel even bigger than its 2.62 acres.

After entering the driveway through the wooden gates controlled by an electrical entry and exit system you note the beautiful lake and surrounding gardens with mature specimen trees. At the front of the property is the Dairy and four car garage. The substantial block paved driveway accommodates extensive parking when hosting.

The south facing garden terrace beyond the kitchen features various seating areas, planted borders, and specimen trees, as well as a large pergola linking to the Dairy. Beyond the pergolas is the garden store (originally a working stable with feed room and could quite easily be converted) beyond which is the Dairy, self-equipped with a catering kitchen and ladies and gents WC its perfect for outdoor entertaining. An additional single-storey oak frame outbuilding constructed in recent years to house gardeners and tradesmen equipment could offer potential as a double garage for classic cars or stables for any equestrian enthusiasts.

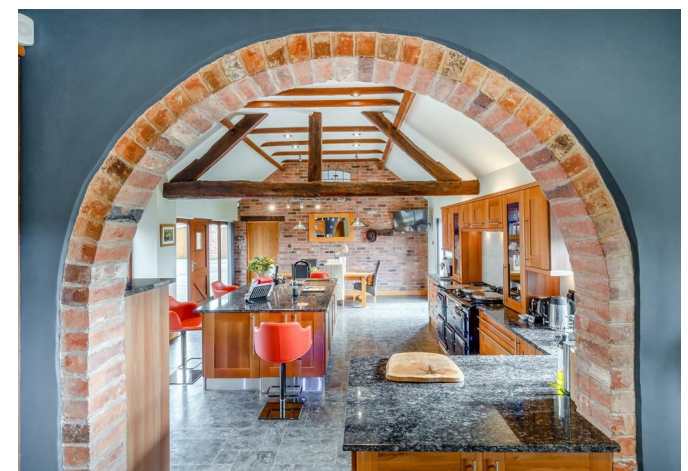
In the paved courtyard area enclosed by the barn and annexe is a space to look out to and enjoy. With a central water feature and an oval breeze house, open fronted all weather garden room with fully equipped bar, makes it a perfect additional space to enjoy time outdoors.

Directions from Aston Knowles

From the agent's office at 8 High Street, Sutton Coldfield, then head South-east on High Street A5127 towards Coleshill Street, continue on Coleshill Street, turn right at the first cross street onto High Street A5127, continue on and turn right onto Tamworth Road A453 at the roundabout take the second exit and stay on A453, Turn right onto Shirrall Drive and Pool Barn can be found at the head of the lane situated on the right hand side.

Distances

Tamworth - 4.5 Miles
Sutton Coldfield - 3.7 Miles
Lichfield - 8 Miles





Birmingham - 12.1 Miles
 Birmingham International/NEC - 14.4 Miles
 M6 Toll - 12.7 Miles

(These distances are approximate)

Services: General Remarks and Stipulations

- Mains electricity is connected.
- LPG serving the aga and the annexe.
- 2 oil fired boilers in main house serving the underfloor heating.
- Drainage is via septic tank located between the garden store and garage.

Terms

- Tenure: Freehold
- Local authority: Lichfield District Council
- Tax band: G
- Average Area Broadband speed: 145 Mbps

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

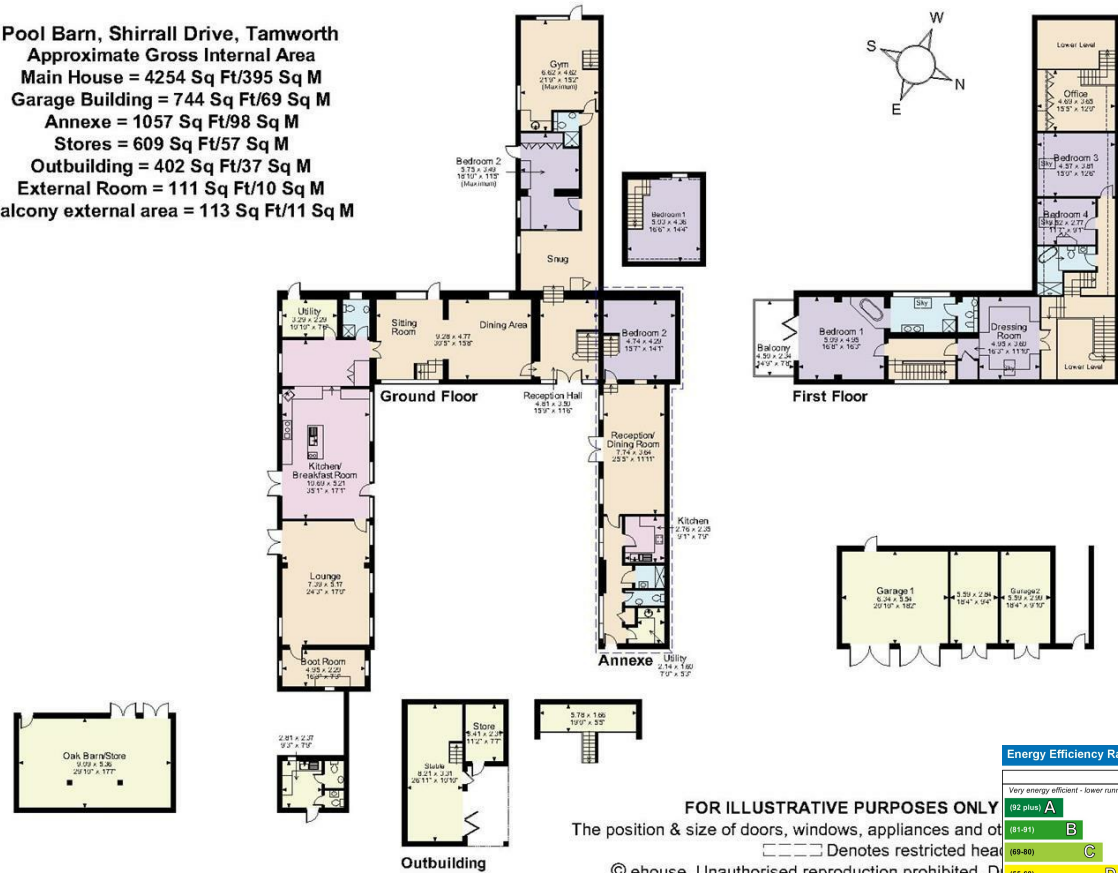
All viewings are strictly by prior appointment with Aston Knowles' director Sophie Bullock on 0121 362 7878.

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: February 2023
 Particulars prepared: February 2023

Pool Barn, Shirrall Drive, Tamworth
Approximate Gross Internal Area
Main House = 4254 Sq Ft/395 Sq M
Garage Building = 744 Sq Ft/69 Sq M
Annexe = 1057 Sq Ft/98 Sq M
Stores = 609 Sq Ft/57 Sq M
Outbuilding = 402 Sq Ft/37 Sq M
External Room = 111 Sq Ft/10 Sq M
Balcony external area = 113 Sq Ft/11 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY
 The position & size of doors, windows, appliances and other fixtures are not to scale.
 --- Denotes restricted heating
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | 66 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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