

ST MARYS BARNS CHURCH HILL
WEEFORD
LICHFIELD
WS14 0PW


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This exceptional Grade II Listed barn conversion with additional annexe, originally developed by MTJ Homes in the mid-1990s, is one of the flagship properties within the development, offering an outstanding range of accommodation.

GROUND FLOOR

- Reception Dining Hall
- WC
- Drawing Room
- Kitchen/Dining
- Utility

FIRST FLOOR

- Principle Bedroom and Ensuite
- Three further bedrooms
- Shower Room

OUTSIDE

- Annexe providing versatile room with its own en suite
- Double car port
- Off road parking

EPC Exempt



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

Located in a hamlet between Lichfield and Tamworth and just 15 minutes from highly desirable Sutton Coldfield, the area benefits from excellent transport links. Easy access to the M6 Toll and A38 provides convenient connectivity to major motorway networks.

Description of property

What the owner says:

'I have lived in St Marys Barns for almost 30 years and I can honestly say it is the happiest place. Walking access to the countryside, a ten minute drive to every shop you could want, a lovely restaurant in walking distance, but most of all its the friendliest and most welcoming community I have ever lived in. Private, safe and well maintained - you might wonder why I would leave. At over 80 I now need to be near my family in Anglia and it is with a sad heart I shall leave this lovely place to another lucky family'

The property, which is well set back from the road, behind St Marys Church, features a welcoming entrance dining hall with high beamed ceilings, brick feature arches, and a ceramic tiled floor, creating an eye catching first impression. Double French doors open into the rear garden, allowing natural light to flood the space. Two staircases lead off the hall, one of which includes an under-stairs cupboard. The guest cloakroom is tastefully appointed with a WC, granite wash hand basin with a free-standing brass mixer tap, and heated towel rail.

The family drawing room is generously proportioned, with exposed timber beams, a central brick fireplace housing an LPG stove-effect fire, and dual aspect windows that provide ample natural light. Double French doors open to the rear garden, creating a seamless connection between indoors and out, ideal for entertaining or enjoying a quiet moment.

The heart of the home is the family dining kitchen, which is fitted with white quartz work surfaces and bespoke painted oak cabinetry. It includes high-end appliances such as a Belling Classic two-oven cooker, LG fridge/freezer, and integrated dishwasher. The kitchen also has a feature glazed splashback over the cooker, pelmet lighting, and a dresser-style storage unit with glazed display cabinets. The room flows beautifully into the rear garden through double French doors, perfect for outdoor dining.

The utility room offers a single large drainer sink with mixer tap, and space for a washing machine and tumble dryer above. It has ceramic floor tiles, similar to the kitchen, shelving with coat hooks, a fitted broom cupboard which houses the Baxi boiler and an extractor fan,

One set of stairs to the first floor leads to a landing and a luxurious principal bedroom suite with three double wardrobes and dual aspect windows. The suite features an original central roof truss and leads into a stunning en-suite bathroom, complete

with a contemporary freestanding bath, large shower area, vanity unit, wall mounted WC and underfloor heating. The en-suite is finished with high-end ceramic floor and wall tiling, a chrome heated towel rail, and a thermostatic shower fitment. A second separate staircase leads to three additional bedrooms, each with its own unique features. Bedroom two, up a further short staircase, has dual aspect windows and has been developed from the original dovetail, showcasing exposed painted brickwork. Bedroom three offers a built-in wardrobe and exposed roof trusses, while bedroom four is light-filled and spacious, featuring a built-in wardrobe and Velux skylight. The family bathroom on this floor is a stylish space, with a large shower, vanity unit, and chrome heated towel rail creating a serene environment for relaxation.

The annex, situated above the double carport, offers versatile living space that can be used as an office or occasional bedroom. It is illuminated by three skylights and includes an en-suite shower room with modern fittings, including a Triton shower, vanity unit, and a Velux skylight.

Gardens & Grounds

Outside, the property benefits from a professionally landscaped walled rear garden, designed with a combination of hard landscaping, summer house and vibrant flower and herbaceous borders. A very large moveable umbrella covers the central courtyard and a fixed round granite table. The garden is a myriad of colour in the summer months, providing a private and tranquil space. Additionally, the property offers seven parking spaces, and a double carport, providing ample room for vehicles.

Distances

Sutton Coldfield - 7 miles

Lichfield - 4 miles

Birmingham - 12 miles

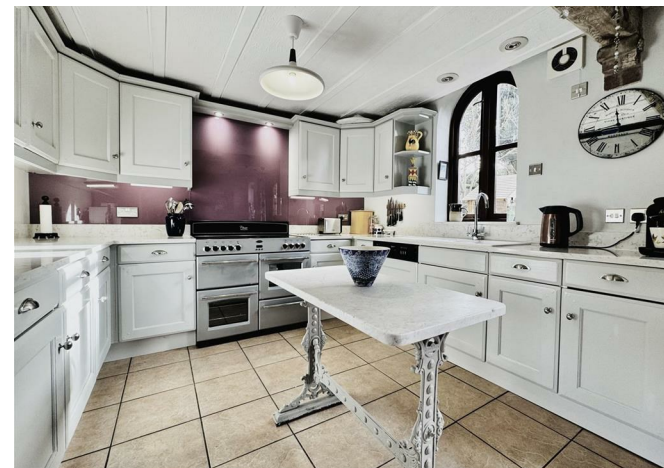
M6 - 5.7 miles M6 Toll 2 miles

(Distances approximate)

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Directions

The property can be reached from Sutton Coldfield via the A5127 to the A5 Shenstone roundabout, drive east on the A5 towards Tamworth and at Weeford Roundabout take the third exit marked Hints and Weeford. Continue for one and a half miles and turn right onto Church Hill. St Marys Barns can be found on the right at the bottom of the hill behind St Marys Church. Alternately the Midland Expressway Toll Road can be exited at T4 Weeford Roundabout and take the fifth exit to Hints and Weeford. Follow instructions above to WS14 0PW.





Services

We understand that the property has LPG gas from a metered communal tank and is connected to mains electricity. St Marys Barns has a private sewage plant which services the 11 residences of the Barns

Terms

Tenure: Freehold
Local Authority: Lichfield Council
Tax Band: G
Average Broadband speed 75Mbps

Viewings

All viewings of the property are strictly by prior appointment with agents Aston Knowles 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: January 2025
Particulars prepared: January 2025



Illustration for identification purposes only. measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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