

PRITAMS GATE BULLS LANE  
WISHAW  
SUTTON COLDFIELD  
B76 9QW

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

Stunning Barn conversion retaining beautiful period features and wood beams throughout for a warm and inviting welcome.

The property is available for rent either as a whole or in sections to suit individual needs, with pricing negotiable based on specific requirements.

### Ground floor:

Entrance hallway with stone paved flooring  
Oak doors separating each area  
First Drawing room  
Second Drawing room  
Guest cloakroom and WC  
Dining room/sitting room/kitchen  
Bedroom number six with en-suite shower room  
Bedroom number four  
Bedroom number five  
Charismatic oak Staircase to first floor  
Boiler room  
Utility  
Breakfast area  
Kitchen number two

### Annex (by separate negotiation):

Connecting hallway to Annex from main house  
Annex Bedroom and ensuite shower room  
Annex kitchen with private entrance

### First floor:

First floor landing and gallery and skylight for natural lighting  
Bedroom number one with skylights  
Stairs to bedroom number three  
Bedroom number three with skylight  
Family bathroom with bathtub and shower over and sky light  
Steps to bedroom number two  
Bedroom number two with private bathroom with separate shower and skylights for bathing the room in natural light

### Gardens and Grounds:

Private gated entrance  
Paved driveway for ample parking  
Circular front lawn with beautiful period features  
Stone paved patio  
Mature shrubs and trees  
Stone paved patio for Annex  
Charming chicken coop  
Stone pathway at the rear of the property

Approximate gross internal floor area 3444 sq. Ft (320 sq. M). (for whole area)

EPC rating :D

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 property is set in a delightful rural location on the edge of Wishaw. The village of Wishaw enjoys an idyllic rural location whilst being within easy reach of major motorway connections including the M42, M6 and M6 Toll.

Also nearby is Sutton Park: one of Europe's largest urban parks, providing a range of outdoor pursuits including walking, cycling and golf. The Belfry Hotel and Golf Course is also within a 2-minute drive away.

Sutton Coldfield is within a 10 minutes' drive away and provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Tenants are advised to check with the council for up to date school catchment areas.

### Description of Property

Nestled in the serene countryside of Wishaw, Sutton Coldfield, this stunning barn conversion combines period charm with contemporary comfort. A true gem, this home boasts beautiful stained glass windows and original wood beams that create a warm and inviting atmosphere throughout. Perfectly blending classic British elegance with modern living, this property is ideal for those seeking a tranquil rural retreat.

A grand entrance hallway with stone-paved flooring welcomes you into this spectacular home, with oak doors opening into each elegant room. Two expansive Drawing Rooms provide versatile living space, perfect for both relaxation and entertaining. A stylish Guest Cloakroom and WC for added convenience. An open-plan Dining Room/Sitting Room/Kitchen area, perfect for family gatherings and hosting guests. Bedrooms Four and Five offer ample space and comfort. Bedroom Six features an en-suite shower room, ideal for guest accommodation. Charismatic oak staircase leading to the first floor.

Additional practical spaces include a Boiler Room, Utility Room, and Breakfast Area. A second fully equipped Kitchen ensures ease of living, whether you're cooking for a crowd or enjoying a quiet meal at home.

A separate Annex can be available with its own private entrance, providing independence for guests or family members. A connecting hallway links the Annex to the main house. The Annex offers a spacious bedroom with an en-suite

shower room, and a private kitchen for full self-sufficiency.

A grand landing and gallery area bathed in natural light from a beautiful skylight welcome you to the first floor. Bedroom One features skylights for serene views and ample light. Stairs lead to Bedroom Three, another light-filled space with skylights and plenty of charm. The Family Bathroom features both a bathtub and shower over, along with its own skylight for a refreshing, open feel.

Steps lead to Bedroom Two, a private retreat with its own bathroom, including a separate shower and skylights to enhance the room's airy ambiance.

### Gardens and Grounds

The property is accessed via a private gated entrance, with a paved driveway offering ample parking. A circular lawn adorned with period features creates a perfect setting for outdoor enjoyment.

Beautiful stone-paved patios at both the main house and Annex, ideal for alfresco dining and relaxation. Mature trees and shrubs offer privacy and natural beauty.

A charming chicken coop and stone pathway at the rear of the property add to its rural charm.

This enchanting barn conversion is a unique opportunity to own a piece of rural British history, offering both peace and privacy in an idyllic location. Don't miss the chance to make this exceptional home yours.

### Distances

Sutton Coldfield town centre 4 miles  
Lichfield 11.7 miles  
Birmingham 8.2 miles  
M6 Toll (T3) 3.3 miles  
M6 (J6) 5.4 miles  
M42 (J9)  
Birmingham International/NEC 9.9 miles

(Distances are approximate)

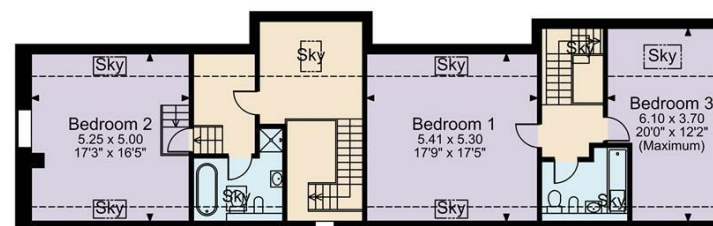
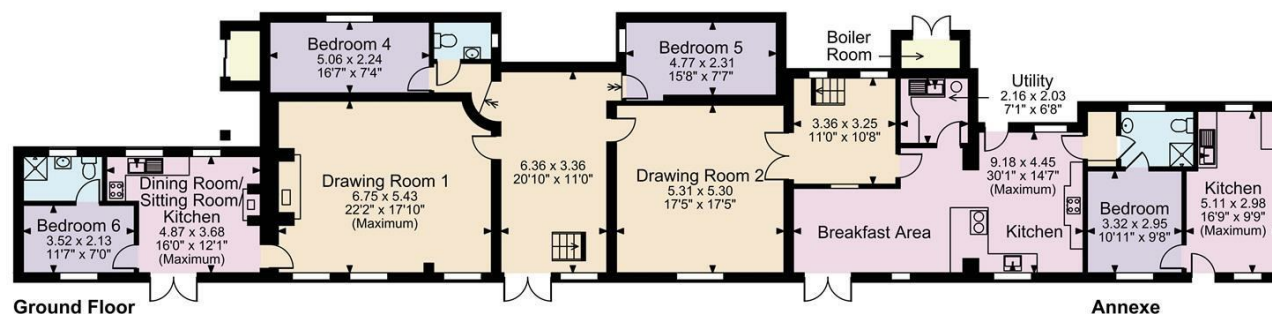
### Directions from Aston Knowles

From the A5127 in Sutton Coldfield turn left onto Coleshill Street. At the traffic lights turn left on to Reddicap Road and follow on to Ox Leys Road. After the bridge over the A38 turn immediately right into Bulls Lane. Pritams gate is located on Bulls Lane, after turning onto Wishaw Lane.





**Pritams Gate, Bulls Lane, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 3129 Sq Ft/291 Sq M**  
**Annexe = 315 Sq Ft/29 Sq M**  
**Total = 3444 Sq Ft/320 Sq M**  
 Quoted Area Excludes 'External C/B & Boiler Room'

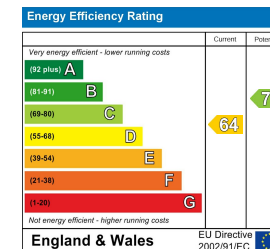


#### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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#### Terms

Tenure: Freehold

Local authority: Birmingham City Council

Tax band: G

Average area broadband speed: fastest speed 150 Mbps

#### Services

We understand that mains water, drainage, and electricity is connected.

#### Viewings

Viewings are strictly being undertaken by prior appointment through Aston Knowles 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 2025

Particulars prepared February 2025

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