

DUNNIMERE FARM PORTWAY LANE  
WIGGINGTON  
B79 9LA

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

An Impressive Grade II Listed Period Farmhouse with Breath-taking Façade and Timeless Charm

Stunning period features throughout

Cellar / Lower Ground Floor:

Games room with fireplace

Hallway

Spiral staircase to ground floor

Ground Floor:

Reception hall with staircase to first floor and access to bedroom five

Farmhouse-style kitchen with central island, integrated appliances, Rangemaster cooker, storage cupboards, and large pantry

Breakfast room with French doors to rear garden patio

Dining room with large windows over rear gardens

Drawing room with inglenook fireplace (Clearview log-burner), large window, and access to living room, office, storage, and second entrance hall with staircase

Office with fireplace and French doors to rear garden patio

Guest WC

Storage area

Living room with bow bay windows and large opposite window

First Floor:

Landing with fire door to hallway

Hallway to bedrooms with rear garden view

Bedroom two

Bedroom three with built-in wardrobes

Bedroom four with walk-in closet

Hot water tank cupboard and hallway cupboard

Family bathroom with separate shower

Staircase to second floor

Second landing with access to bedroom five (also accessed from ground floor)

Bedroom five with ensuite (bath and separate shower)

Second Floor:

Landing and large storage cupboard

Fire door to principal bedroom

Principal bedroom with ensuite (two pedestal basins, bidet, separate shower) and walk-in dressing room

Gardens & Grounds:

Gated private drive

Lawn areas flanking pathway to main house

Mature trees

Large rear lawn with agricultural field views

Hedges and evergreens for privacy

Rear garden patio for entertaining

Double garage, store, and storage shed

Current owner has successfully been running the property as an Air BNB - further information available on request.

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

Situated on the rural edge of Harlaston, this property enjoys a wonderful blend of tranquillity, scenic open views, and excellent accessibility to nearby towns, transport routes, and everyday amenities. Rolling countryside surrounds the area, with numerous footpaths and bridleways beginning right from the doorstep — perfect for walking, cycling, or simply soaking up the peaceful Staffordshire setting.

Harlaston is a highly regarded village in the picturesque Mease Valley, known for its friendly community and characterful main street lined with historic properties. Within the village there is a parish church, a children's play area, and the well-regarded White Lion pub and restaurant. For a more extensive choice of shops, leisure facilities, and entertainment, the market town of Tamworth and the cathedral city of Lichfield are both within easy reach.

Tamworth, around a 10-minute drive, offers a shopping centre, cinema, a variety of restaurants, and the historic Tamworth Castle. Lichfield combines rich heritage with a vibrant social scene, offering boutique shops, acclaimed restaurants, and the delightful Beacon Park.

Commuters will appreciate the property's excellent transport connections, with the A38 and M42 close by providing swift links to Birmingham, Solihull, Coventry, Nottingham, Leicester, and Derby. Both Birmingham and East Midlands Airports are within comfortable travelling distance. Rail services from Tamworth and Lichfield provide regular, direct routes into Birmingham and London, with journeys to the capital taking around 80 minutes.

## Description of Property

Set amidst beautifully landscaped grounds and surrounded by serene pastoral vistas, this exceptional farmhouse captivates with its stunning exposed beams, rich character, and meticulous attention to period detail throughout. From the grandeur of its façade to the intricacies found in each living space, this home offers a rare blend of historic charm and modern comfort, designed for both relaxed country living and elegant entertaining.

### Cellar/Wine Cellar – Lower Ground Level

Discreetly tucked beneath the main living quarters, a stone cellar provides additional storage, accessible from the lower ground.

### Lower Ground Floor

An inviting games room anchors the lower level, providing a relaxed setting for recreation. A hallway leads to a charming spiral staircase, elegantly rising to the ground floor and enhancing the architectural appeal of the home.

### Ground Floor

The Reception Hall sets the tone with its classic staircase, leading to the first-floor landing and direct access to Bedroom Five, forming a flexible layout for multi-generational living or guest accommodation. At the heart of the home lies the farmhouse-style kitchen, a spacious and beautifully crafted culinary space featuring a central island, integrated appliances, a 'Rangemaster' cooker, ample bespoke storage cupboards, and a generous walk-in pantry. Adjacent, the light-filled Breakfast Room opens through French doors onto the rear garden patio, creating an idyllic space for morning dining or coffee with garden views.

The elegant Dining Room, with expansive windows, frames picturesque views across the rear garden, making it ideal for formal entertaining. The adjacent Drawing Room exudes character and comfort, centered around a magnificent inglenook fireplace with a Clearview log-burner. A large window invites natural light, while internal access flows into the Living Room, Office, Storage Area, and a second Entrance Hall with its own staircase to the first floor.

The Office, with its charming fireplace and French doors to the rear garden, offers an inspiring workspace or quiet retreat. The Living Room, defined by its bow-style bay windows and dual-aspect design, radiates warmth and grandeur. A Guest WC and additional storage space complete the ground floor.

### First Floor

The first floor is accessed via the main staircase rising from the ground-floor reception hall and opens onto a spacious landing, thoughtfully designed with a fire door granting access to the principal hallway. From here, a large window overlooking the rear gardens fills the corridor with

natural light and frames tranquil countryside views.

This level offers a well-considered layout of family bedrooms and amenities. Bedroom Two is positioned to one side of the hall, offering a peaceful and comfortable double room. At the opposite end lies Bedroom Three, thoughtfully fitted with built-in wardrobes, providing both charm and functionality. Bedroom Four, generously proportioned, features a walk-in closet, offering additional convenience and storage. A family bathroom, beautifully appointed, serves these rooms with a separate shower and traditional fittings, blending modern comfort with timeless style. The hallway also houses two useful storage cupboards—one housing the hot water tank, the other perfect for linens or household items.

Branching off from the main layout, a secondary landing—reached from the ground floor reception hall—leads to the delightful Bedroom Five. This room offers a sense of privacy and independence within the home, making it ideal for guests or extended family. It is complete with its own ensuite bathroom, including a separate shower, ensuring both comfort and seclusion.

### Second Floor

The second floor is accessed via a continuation of the main staircase, ascending to a bright and open landing area, where natural light filters in to softly illuminate the uppermost level of the home. A large built-in storage cupboard offers ample space for household essentials or seasonal belongings, subtly integrated into the architecture of the floor.

A discreet fire door provides a sense of separation and privacy as it opens into the magnificent Principal Bedroom Suite. This exceptional space is both expansive and serene, designed as a true retreat from the rest of the home. The principal bedroom itself offers generous proportions and elegant finishes, while the adjoining ensuite bathroom is luxuriously appointed with two separate pedestal wash basins, a bidet, a separate shower, and a full-size bath—creating a spa-like experience.

Completing this remarkable suite is a spacious walk-in dressing room, designed to accommodate extensive wardrobe and storage needs, while maintaining the refined atmosphere that defines the entire property.

## Gardens and Grounds

Accessed via a gated, gravel-paved driveway, the property is approached through beautifully manicured lawns flanking the path to the main entrance. Mature trees, hedgerows, and vibrant evergreens provide natural screening and enhanced privacy.

The rear garden is a particular highlight – a generous lawned expanse overlooking rolling golden agricultural fields, offering a sense of tranquillity and space rarely found. The rear patio, accessed from multiple ground-floor rooms, creates a perfect setting for alfresco dining or entertaining against the backdrop of lush greenery.

Outbuildings include a double garage, additional store, and a storage shed, all neatly positioned to complement the overall design while providing essential practicality.

A rare and refined offering, this breath-taking farmhouse seamlessly blends period charm with modern luxury, set within idyllic grounds that celebrate the beauty of the English countryside. Whether for a growing family, multi-generational living, or a country escape, this home delivers on every level.

## Distances

Lichfield : 11?miles  
Sutton Coldfield centre:12?miles  
M6 J6: 17?miles  
M42 J9 :13?miles  
M6 Toll (T5):11?miles  
Birmingham City Centre:21 miles  
NEC: 22?miles  
Central London: 137?miles

## Directions from Aston Knowles

Depart from Aston Knowles 8, High Street, B72?1XA, head east onto the A452 (Chester Road), continue toward Twyford, then join the M42 southbound. After 3 miles, take Junction 10 onto the A5 northbound toward Tamworth, after a few miles on the A5, exit at the A446 (signposted for Tamworth). Use local roads and Portway Lane to reach your destination.





### Terms

Tenure: Freehold  
Local Authority: Lichfield District Council  
Tax Band: F  
Average area broadband: 67 Mbps

### Services

We understand that mains water and electricity are connected.

### Fixtures and Fittings

These particulars are intended only as a guide and must not be relied upon as statements of fact.

### Viewings

All viewings 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: August 2025  
Particulars prepared: August 2025

### Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



### The Farmhouse, Dunnimere Farm, Portway Lane, Tamworth

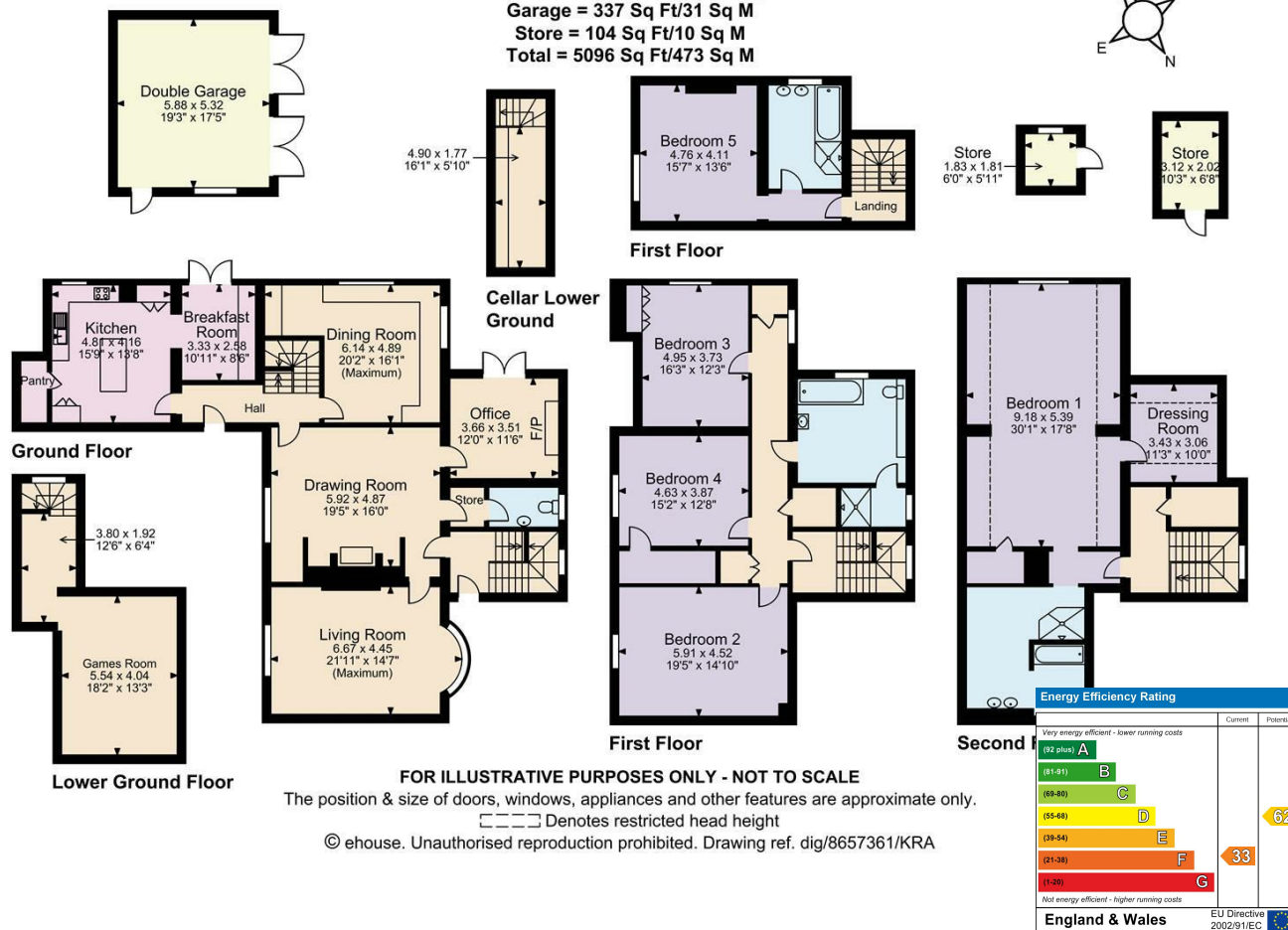
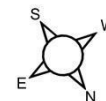
Approximate Gross Internal Area

Main House = 4655 Sq Ft/432 Sq M

Garage = 337 Sq Ft/31 Sq M

Store = 104 Sq Ft/10 Sq M

Total = 5096 Sq Ft/473 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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