





Property Description

A fabulous opportunity to purchase a beautiful six bedroom immaculately presented farmhouse, with a wealth of character, and a three bedroom annexe called The Old Pigsty. With large storage barn attached to the side, fitted with solar panels. Further detached gym, all situated around a courtyard in approximately two acres of grounds having formal gardens and a duckpond, all of which are accessed by a private road and surrounded by countryside yet equidistant to Solihull and Coventry with easy access to outstanding schools, local train station, Birmingham International Airport and motorway links.

Approach

The property is approached by a private drive with five bar gate leading to courtyard with parking for several vehicles.

Entrance Hallway

Front door to the farmhouse leads to vestibule hallway with windows to the side, stone flooring, and panelled door leads through to:

Reception Hallway

With Oak flooring, staircase rising to first floor landing, double glass panelled doors leading through to inner hallway with Flagstone flooring.

Dining / Kitchen

26' 4" x 11' 5" (8.03m x 3.48m)

Having vaulted ceiling with exposed beams and Velux window. A range of bespoke Shaker style base and wall mounted units with large central island unit having induction hob, complimentary Granite work surfaces, five oven Aga cooker, Belfast sink with mixer tap, Neff dishwasher, pantry unit having integral larder fridge, further undercounter fridge, electric Neff oven and grill with matching combination microwave, ample space for dining table, French doors to the side overlooking and leading to garden, window to the side, ceiling downlighters, Flagstone floor, door through to:

Large Laundry Room / Boot Room

18' Max x 15' (5.49m Max x 4.57m)

Having base and wall mounted units, sink and drainer unit with mixer tap, full height cloaks cupboards with hanging and shelving within, space and plumbing for automatic washing machine and tumble dryer, base mounted central heating boiler, cupboard housing the hot water tank, stable style door to the rear leading to garden.

Guest Cloakroom

Fitted with a white contemporary suite comprising of low level WC, wall hung wash hand basin, window to the rear.

Utility

11' 3" x 8' 2" (3.43m x 2.49m)

Having base and wall mounted units, sink and drainer unit with mixer tap, space for American style fridge freezer, and further appliances, window to the side.

Dining Room

16' into bay x 13' (4.88m into bay x 3.96m)

Bay window to the front overlooking courtyard, Oak flooring, feature Inglenook fireplace with original bakers oven.

Study

11' 7" x 6' 6" (3.53m x 1.98m)

Oak flooring, Oak panelling to half wall height, door through to:

Sitting Room

20' 2" x 14' 7" (6.15m x 4.45m)

With beautiful vaulted ceiling, roof lights, two windows to the front and two to the side, port hole window, feature fireplace with log burner, Oak floor.

Lounge

28' Max x 18' 2" Max (8.53m Max x 5.54m Max)

Feature stone open fireplace with integral log burner, triple aspect windows to the front, French doors to the side overlooking and leading to garden, further window to the rear.

First Floor Landing

Staircase rising from the reception hallway, picture window to the front, built in storage cupboard.

Master Bedroom

14' x 11' 8" Plus dressing room (4.27m x 3.56m Plus dressing room)

With window to the front, archway through to:

Dressing Room

9' 6" x 5' 8" (2.90m x 1.73m)

Having open shelving and hanging rails, drawer units, Velux window to the side door through to:

En-Suite

Fitted with Neptune twin sinks having Granite tops and vanity unit, low level WC, free standing bath with mixer shower, heated towel rail, Window to the side.

Bedroom Two

14' x 10' 9" (4.27m x 3.28m)

Built in wardrobes providing hanging and shelving space, window to the front.

En-Suite

14' 5" x 8' 5" (4.39m x 2.57m)

Fitted with bath, wall hung wash hand basin fitted into vanity unit, low level WC, shower cubicle with mains shower fitted.

Bedroom Three

14' 10" x 9' 3" (4.52m x 2.82m)

Window to the rear over looking garden.

Bedroom Four

12' x 13' 9" (3.66m x 4.19m)

Window to the side over looking garden, built in wardrobes providing hanging and shelving space, wash hand basin fitted into vanity unit with dressing table and drawers.

Family Bathroom

Fitted with a white four piece suite comprising of bath, low level WC, wash hand basin with mixer tap fitted into vanity unit, double shower cubicle with mains shower and window to the rear, heated towel rail, cosmetics cabinet.

Second Floor Landing

Oak staircase rising to second floor, feature window to the front, door through to:

Bedroom Five

14' x 13' (4.27m x 3.96m)

Dual aspect window to the front, Velux window to the rear, storage cupboard into eaves, some restricted head height into eaves.

Bedroom Six

14' 1" x 11' 9" (4.29m x 3.58m)

Currently used as office, with windows to the front and side, some restricted head height into eaves

The Old Pigsty / Annexe

A two / three bedroom character barn conversion with solar panels, and scope for loft conversion. Having lounge with log burner, dining/kitchen with Aga, master bedroom with en-suite, further double bedroom, bedroom three/study, bathroom and garden.

Approach

Front door leads through to:

Vestibule Hallway

Further door to:

Lounge

28' 10" x 14' 9" Max (8.79m x 4.50m Max)

Vaulted ceiling, feature fireplace with log burner, French doors to the rear leading to garden, two windows to the front.

Dining / Kitchen

23' 9" x 13' (7.24m x 3.96m)

Fitted with a range of base and wall mounted units with complementary work surfaces, Aga cooker, electric oven and grill, space and plumbing for automatic washing machine and dishwasher, window to the front, two storage cupboards, ample space for dining table.

Bedroom One

15' x 10' 2" (4.57m x 3.10m)

With window to the side, door through to:

En-Suite

Fitted with a white suite comprising of bath, separate shower cubicle, low level WC and wash hand basin.

Bedroom Two

8' 7" x 8' 4" (2.62m x 2.54m)

Window to the side.

Bedroom Three / Study

7' 7" x 7' 7" (2.31m x 2.31m)

Window to the front.

Family Shower Room

Fitted with a white contemporary suite comprising of low level WC, wash hand basin, airing cupboard.

Rear Of Property

To the rear of the property there is a lawned garden with patio area.

Large Storage Barn

42' x 24' (12.80m x 7.32m)

Two story barn with double doors to the front, with mezzanine and planning permission for conversion.

Outside

To the front of the property there is a courtyard with two converted stables currently used for storage. The property is set in excess of two acres, having brick walled formal gardens laid to lawn with mature trees and shrubs, large blocked paved patio area, garden to the side with large duck pond, orchard and stream, field to the rear with large tractor shed.

Gym

13' 9" x 10' 8" (4.19m x 3.25m)

Brick built outbuilding formally used as the creamery at the dairy farm currently used as gymnasium, vaulted ceiling and wood effect flooring, tow Velux windows.









Ground Floor



First Floor



Second Floor



The Old Pig Sty

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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