

Peddimore Farm Lane

Minworth, Sutton Coldfield, B76 9AA

John
German






Peddimore Farm Lane

Minworth, Sutton Coldfield, B76 9AA

£1,600,000

A large, two-story brick house with a gabled roof and several chimneys. The house is surrounded by a well-maintained lawn with distinct mowing stripes. There are several mature trees and shrubs around the property, including a large evergreen in the foreground. The sky is clear and blue.

A wonderful Grade II listed house with considerable character, occupying a beautiful moated plot. The house and grounds are presented to a particularly high standard. The property is situated in a semi rural location and within easy access of Sutton Coldfield, Birmingham, M6 toll and M42.

The impressive reception hall has the original carved staircase rising to the split and first floor landings.

On the ground floor there is an elegant drawing room with a stone fireplace and dual aspect enjoying lovely views of the garden and moat.

A separate and very well proportioned formal dining room has a window to the garden, a traditional fireplace with marble hearth inset and part exposed wall timbers.

The comfortable sitting room features an inglenook fireplace which incorporates a flagstone hearth and adjacent display areas. There is also a small study off.

The rear entrance hall gives access to the breakfast kitchen which has an attractive range of high and low level units with contrasting work surfaces and wall tiling. There is a sink and drainer, integrated hob with concealed extractor fan above, double oven, dishwasher and a tiled floor.

There is a separate utility room which has space and provision for domestic appliances and an extensive range of full height built in cupboards.

From the reception hall there is a door with steps to a small cellar and a half landing area which gives access to the superbly appointed shower room which comprises shower with drying area, wash basin and WC set into a modern range of integrated units with useful cupboard space. There is an additional built in linen cupboard and a chrome radiator.

Off the first floor landing leads five double bedrooms. The principal bedroom has the benefit of a walk in wardrobe with fitted wardrobe furniture and a separate en suite which comprises shower, WC and a separate wash basin with integrated cupboard.

The luxurious family bathroom has a roll top free standing bath with traditional chrome mixer tap and shower, WC and wash basin set into integrated units which are both wall mounted. There are also attractive half painted panelled walls and a towel radiator.

The property is approached via a shared private lane which eventually leads to Peddimore Hall and is accessed via a bridge over the delightful moat. This then leads to a courtyard drive which has mature borders and gives access to the garage, store and workshop. Beyond the drive there is a lining path leading to a beautiful and extensive mainly lawned rear garden which is immaculately presented and has a wealth of mature and abundantly stocked beds and borders. There is also a delightful summer house with its own separate sun terrace.

The property as previously mentioned is situated in an idyllic semi rural location yet within only 2 minutes drive of the A38 and giving access to Birmingham city centre, Sutton Coldfield, M42 and M6 toll.

Agents notes:

The property and moat are Grade II listed.

There is no mains gas to the property and no mains drainage to the property.

There is LPG fired central heating and a new private drainage treatment plant will be installed prior to exchange of contracts.

As per Land Registry document, the clients are not selling all of the land within their ownership.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: LPG central heating. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.birmingham.gov.uk

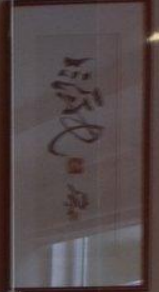
Our Ref: JGA/22082023

Local Authority/Tax Band: Birmingham City Council / Tax Band H





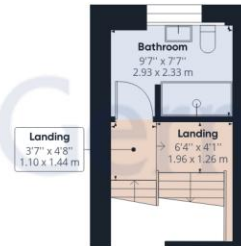




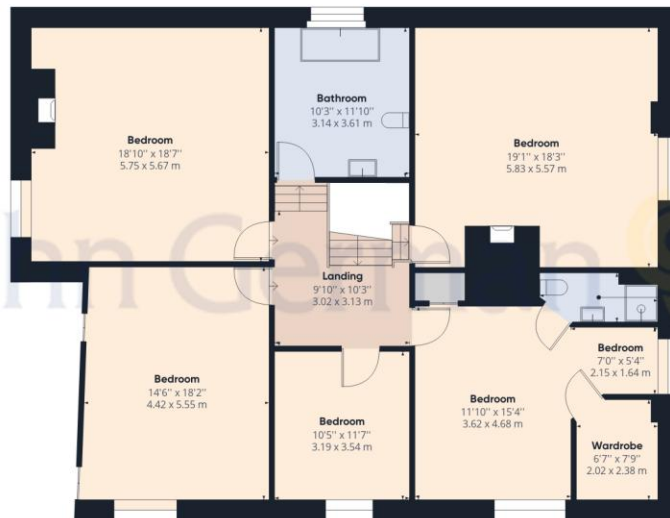




Ground Floor Building 1



Floor 1/2 Building 1



Approximate total area⁽¹⁾

3697.42 ft²

343.50 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

AWAITING EPC MEDIA



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



