



Red Lion Cottage  
27 Coleshill Road | Sutton Coldfield | West Midlands | B76 9ET

FINE & COUNTRY

# RED LION COTTAGE

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*This exquisite, quintessentially English cottage brings with it an incredible history. Having once been the village pub, dating back to the 16th century, the famous Highwayman Dick Turpin was said to have stayed here. With its original wall and ceiling beams, Red Lion cottage exudes a timeless quality, seamlessly mixing the charm of a bygone age with the trappings of modern living. There is even a section of the original pub bar in situ, the history on display really is something to be experienced. As well as four double bedrooms and three reception rooms, the cottage benefits from a sizable domestic plot along with a large separate plot to the rear with separate access, allowing it to easily be sectioned off for another dwelling, subject to planning permission. There is currently a large double garage and workshop located on the plot.*



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CIVIC AWARD  
1984  
NORTH WARWICKSHIRE BOROUGH COUNCIL

**Ground floor:**

The open entrance hallway has beautiful wall and ceiling beams, with a further hallway to the right giving access to the WC and staircase leading up to the master bedroom suite. Doors lead into the sitting room and dining room. Every room has the most amazing wall and ceiling beams, originally ships beams, some dating back to the 16th century building. In the dining room you will find part of the pub bar still in situ, a real throw back to the hustle and bustle of the lively village pub of old. There is a second staircase that leads to the further three double bedrooms and family bathroom

**First Floor:**

Containing a wealth of period beams and features, all of the bedrooms are doubles, along with a large family bathroom, containing both a shower and bathtub.

































**Outside:**

The property is approached via a large front driveway leading to the double garaging and main access door.

The substantial gardens lead up to the separate plot and further garaging / workshops. The potential for a separate self-contained property (subject to planning permission) lends added value to this superb period gem.







#### Area description:

The prestigious borough of Sutton Coldfield has excellent transport links, with easy access to the M6, M42, and M6 Toll motorways, as well as regular bus and train services to Birmingham city centre and beyond. The town also benefits from a range of amenities, such as shops, restaurants, pubs, cafes, schools, colleges, health centres, and leisure facilities. Sutton Coldfield is also close to several attractions, such as the National Exhibition Centre, the National Memorial Arboretum, and Drayton Manor Theme Park, as well as the Grade I listed Sutton Park, one of the largest urban parks in Europe.

#### Feature bullets:

- Beautiful period features
- Three reception rooms
- Four double bedrooms
- Master bedroom suite
- Large plot
- Potential separate development plot to rear (stpp)
- Village location
- Freehold
- EPC rating: N/A
- Council Tax band: G

**Services** - We understand that mains water, gas, drainage and electricity are connected.

**Terms** - Local authority: North Warwickshire Borough Council

All viewings are strictly by prior appointment with agents Fine and Country.

**Broadband** - Ultrafast broadband (FTTP) available in the area. Please check with your provider.

**Mobile Coverage** - 4G & 5G mobile signal is available in the area, we advise to check with your mobile service provider.

**Title** - Please note the property is split over two titles. There are easements on the title, please speak with the agent for further details.

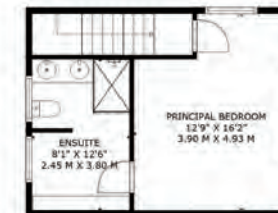
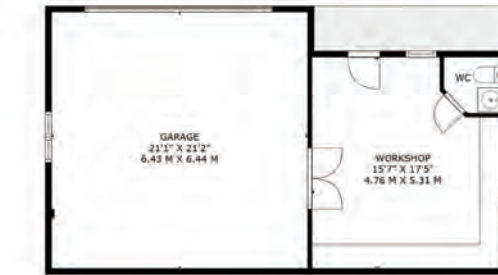
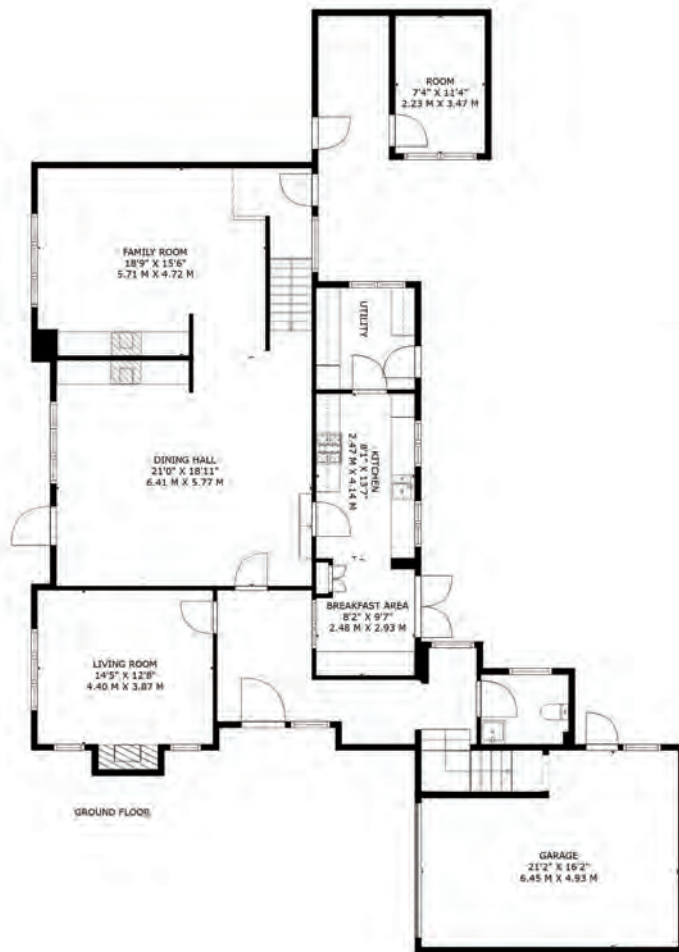
**Flood Risk** - [www.check-long-term-flood-risk.service.gov.uk](http://www.check-long-term-flood-risk.service.gov.uk) shows a high risk of surface water flooding although the owners have confirmed the property has never flooded.

**Parking** - 4 garage spaces and 4 off road parking spaces

#### Website

For more information visit [www.fineandcountry.co.uk/sutton-coldfield-and-lichfield-estate-agents](http://www.fineandcountry.co.uk/sutton-coldfield-and-lichfield-estate-agents)





GROSS INTERNAL AREA: 2690 sq ft, 250 m2  
 LOW CEILINGS: 9 sq ft, 0 m2  
 GARAGE & OUTBUILDING: 997 sq ft, 92 m2  
**OVERALL TOTALS: 3696 sq ft, 342 m2**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 14.06.2024







GARY DELANEY

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Over 20 years' delivering and managing professional, award-winning and top-ranking property services.

My passion for the property industry has seen me establish several award-winning sales and lettings businesses in Warwickshire and Worcestershire, after a successful career working for large and small independent agencies as well as the corporate sector. Specialising in the higher quartile of the property market, I have experience in valuing land and equestrian, along with prime city and country residences.

My estate agency business training and consultancy services have been employed by various property agencies over the years, this involved me having access to all levels of the business to implement best practice throughout the company, including mentoring for senior and junior management employees.

I hold both National Association of Estate Agents and Association of Residential Letting Agents qualifications

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## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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