



Pool Barn, Shirrall Drive, Drayton Bassett

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# Pool Barn, Shirral Drive Drayton Bassett **B78 3EG**

This superb barn conversion combines period character with modern style. Privately positioned in generous grounds extending to 2.57 acres the tranquil private lake and commanding views over the countryside make Pool Barn the perfect haven of relaxation.

Set back behind a walled frontage the gated entrance sweeps around the lake making for a remarkable approach towards the main house and gardens.

The barn has been sympathetically extended and luxuriously finished by the present owners including external landscaping, and more recently, the construction of the garden store. The breathtaking views from the southeast windows make this property very special and unique.



**Guide price:** £2,350,000

**Tenure:** Freehold

**Local authority:** Lichfield District Council

**Council tax band:** G

## Location

The village of Drayton Bassett is ideally located for the M42 and M6, with fast communications to the north and to London.

The town of Tamworth is easily accessible and has the benefit of Ventura Park, an out-of-town retail park with a range of well-known high-street shops and restaurants. Nearby Sutton Coldfield and Mere Green also have a good range of amenities including shops and restaurants as well as excellent schooling.

The cathedral city of Lichfield is just 8 miles away and offers delightful shops and restaurants and further highly regarded schooling.

Sutton Coldfield 3.7 miles, Tamworth 4.5 miles, Lichfield 8 miles, Birmingham 12.1 miles, Birmingham International/NEC 14.4 miles, M6 Toll 12.7 miles



## Pool Barn

### PART EXCHANGE CONSIDERED

The accommodation extends to over 5,300 sq. ft. and is spacious but comfortable, perfect for modern family life. There is a flow to the space, focusing on connecting the house, annexe and garden around a central courtyard.

Other notable modern amenities include underfloor heating throughout the main house, a gym, silent air conditioning to the principal suite, first floor east wing and gymnasium, CCTV and enhanced security.

The oak front door opens into the reception hallway and connects the two wings of the house, doors radiate to the principal reception rooms and a staircase rises to the gallery landing.

The beautiful dining room with Karndean flooring opens into the sitting room which features a striking galleried landing. Flooded with natural light the floor-to-ceiling windows on both sides provide superb views of the gardens and grounds. A floating oak staircase rises to the principal bedroom suite. Accessed from the opposite side of the reception hallway is the snug, guest cloakroom bedroom two and gymnasium with kitchenette.

A staircase from the gymnasium leads up to a large office; an ideal space for home working, alternatively a studio for a music enthusiast or a hobby room.

The kitchen/breakfast room is very much the heart of this super home. The vaulted ceiling highlights the reclaimed beams. This large open space has walnut-faced units and high gloss granite worktops, a large breakfast island along with French doors out to the garden. Appliances include a 4 oven high gloss navy blue Aga, integrated oven, microwave oven above, induction hob, integrated fridge, freezer, wine cooler and dishwasher. A dedicated dining area in front of the characterful exposed brick wall provides a perfect space for informal dining. Floor-to-ceiling windows and a further door opening onto the courtyard at the front of the house allow plenty of natural light in.



Dining room



Sitting room



Gym



Kitchen



Home office/study



Sitting room



Kitchen diner



Utility room



Lounge

The accommodation flows through to the contemporary and stylish lounge with a copper effect feature wall incorporating a chimney breast with an inset log burner. This leads into a refurbished boot room with access onto the courtyard and used as an alternative entrance into the property.



Lounge



Lounge

## Upstairs

The central staircase from the reception hallway rises to the first floor gallery landing. The southwest wing is dedicated to the principal suite which is additionally accessed from the floating staircase in the sitting room.

The suite boasts a stunning space to sleep with a cleverly positioned central bed taking advantage of the far-reaching countryside views. Bi-fold doors open onto a large balcony; a fabulous space to enjoy a morning coffee or sunrise to the East. Other special features include a free-standing bathtub and a vaulted ceiling with exposed beams.

The en suite shower room is a light space with a window with shutters overlooking the walled garden, wall and floor tiles complement the dual sinks and a walk-in shower beyond which is a glazed privacy room with WC, wash hand basin and bidet. The fabulous 16'3 x 11'10 dressing room completes the suite.

Bedrooms three and four along with the well fitted family bathroom are located in the adjacent wing.



Principal bedroom



Principal bedroom dressing room



Principal bedroom balcony



## The annexe

Completely self-contained the two bedroom annexe with an open plan sitting/dining room, a well-fitted kitchen and a shower room with a separate WC and wash hand basin. Ideally suited to use as ancillary accommodation to the main house offering privacy for elderly relatives or young adults wanting to maintain their independence.

Should a buyer decide to, the space could be used as guest accommodation or consideration could be given to convert the space into a leisure block with cinema room and entertainment room etc.



## Gardens and grounds

The electrically operated wooden gates open to the driveway which flows around the beautiful lake and surrounding gardens with mature specimen trees.

At the front of the property is the dairy and four-car garage. The substantial block paved driveway provides parking for multiple vehicles.

The south-facing garden terrace features various seating areas, planted borders, and specimen trees, as well as a large pergola linking to the dairy.

The garden store (originally a working stable with feed room could quite easily be converted back if required). The dairy is equipped with a catering kitchen and ladies and gents WC its perfect for outdoor entertaining.

An additional single-storey oak frame outbuilding constructed in recent years to house gardeners and tradesmen equipment could offer potential as a double garage for classic cars or stables for any equestrian enthusiasts.

In the paved courtyard area enclosed by the barn and annexe is a space to look out to and enjoy. With a central water feature and an oval breeze house, open fronted all weather garden room with fully equipped bar, makes it a perfect additional space to enjoy time outdoors.

Enjoying alfresco dining by the lake in the summer to take in the views of the open fields adjacent to the garden is a must.

## Services

Mains electricity is connected. LPG serves the aga and the annexe. Two oil-fired boilers in the main house serve the underfloor heating. Drainage is via a septic tank located between the garden store and garage.

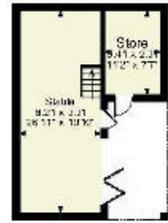
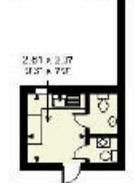
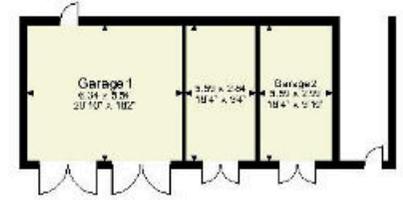
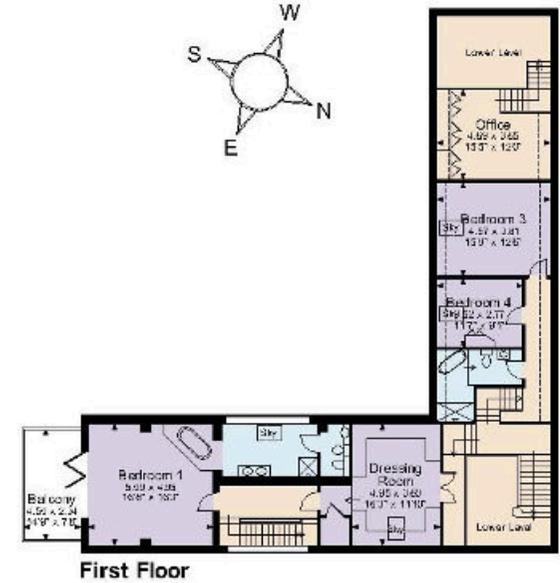
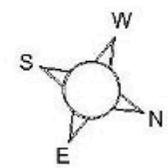






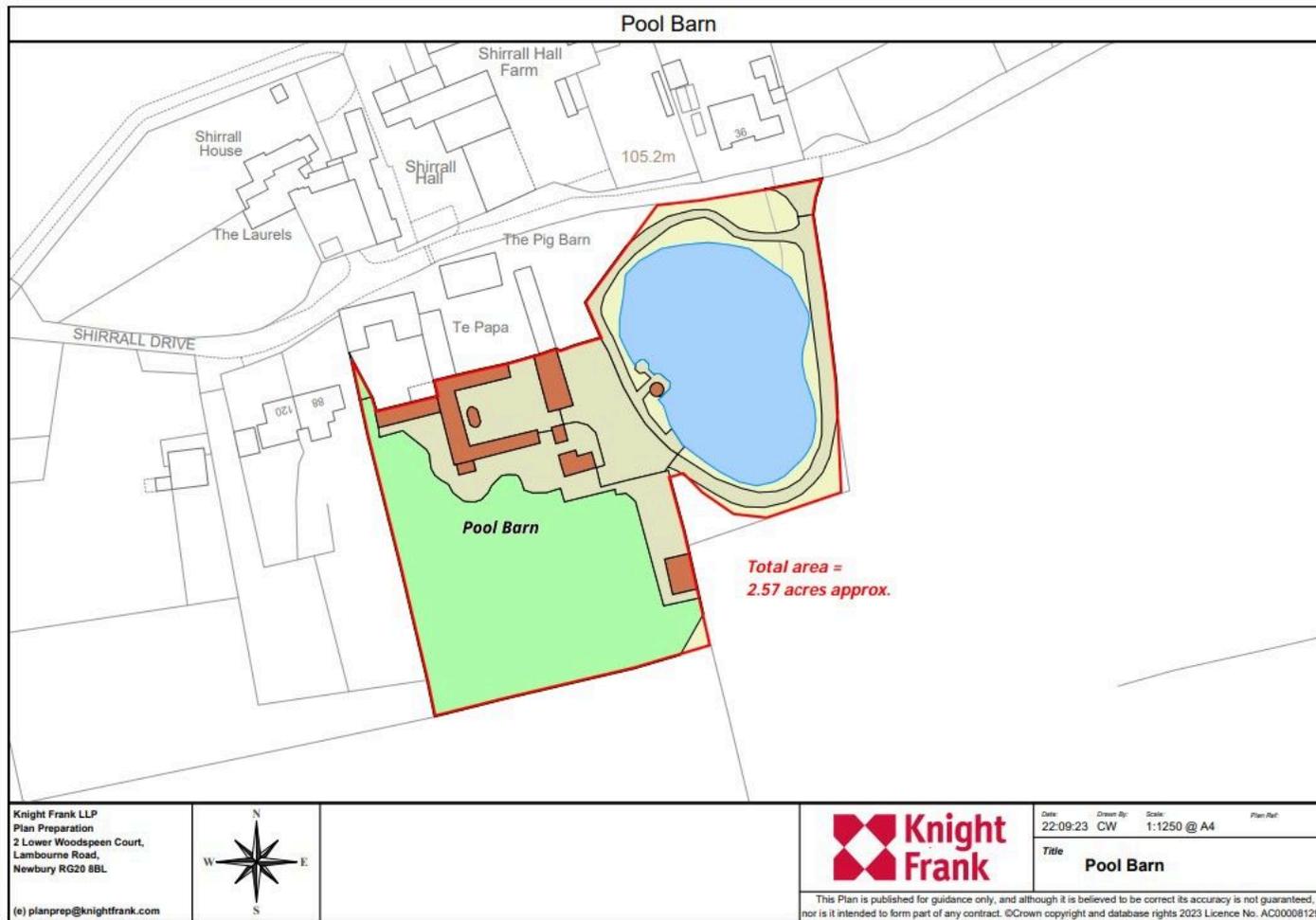
**Pool Barn, Shirrall Drive, Tamworth**  
**Approximate Gross Internal Area**

- Main House = 4254 Sq Ft/395 Sq M**
- Garage Building = 744 Sq Ft/69 Sq M**
- Annexe = 1057 Sq Ft/98 Sq M**
- Stores = 609 Sq Ft/57 Sq M**
- Outbuilding = 402 Sq Ft/37 Sq M**
- External Room = 111 Sq Ft/10 Sq M**
- Balcony external area = 113 Sq Ft/11 Sq M**



**Outbuilding**

**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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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated February 2023.

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