



PARTRIDGE BARN, BRICKHOUSE LANE

Elford, Tamworth, Staffordshire B79 9DE



A DELIGHTFUL GRADE II LISTED BARN CONVERSION

A splendid barn conversion with spacious open plan living accommodation to the first floor and beautiful garden.



4



3



1

EPC

E

Local Authority: Lichfield Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity. Oil fired heating. Non mains drainage, septic tank located on neighbouring property and shared with neighbouring barns.

Guide Price: £950,000



PARTRIDGE BARN, BRICKHOUSE LANE

Partridge Barn dates back to 1745 with conversions and renovations taking place in 2000 and is listed Grade II. The unique residence offers spacious and flexible accommodation extending to 3202 sq. ft (297.5sq m) in total and set over two floors. The main living accommodation is situated to the first floor and is set out in an open plan layout and enjoys glorious views of the garden and beyond.

The property is approached via a long sweeping shared access driveway leading to the gravelled courtyard parking area and access to two open garages with store above. From here there is a side entrance door leading to the useful utility/boot room.







The main glazed entrance door leads through to the hallway with vaulted gallery benefiting from superb amounts of natural light and from here doors radiate to the main bedroom accommodation.

The ground floor offers four bedrooms, two with access to the rear garden and three bathrooms.

The galleried first floor showcases open plan living at its finest with kitchen, dining and living areas. The sitting area features an attractive exposed brick fireplace. The kitchen is fitted with a range of cupboards and offers further space for a table if required.



GARDENS & LOCATION

The property sits on a mature plot of lawned formal gardens and extends to 0.5 acre in total. There is generous allocated parking within the courtyard for a number of vehicles, a double carport with stairs to a loft room above and a second gated access at the foot of the garden to Brickhouse Lane.

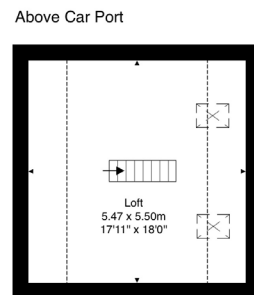
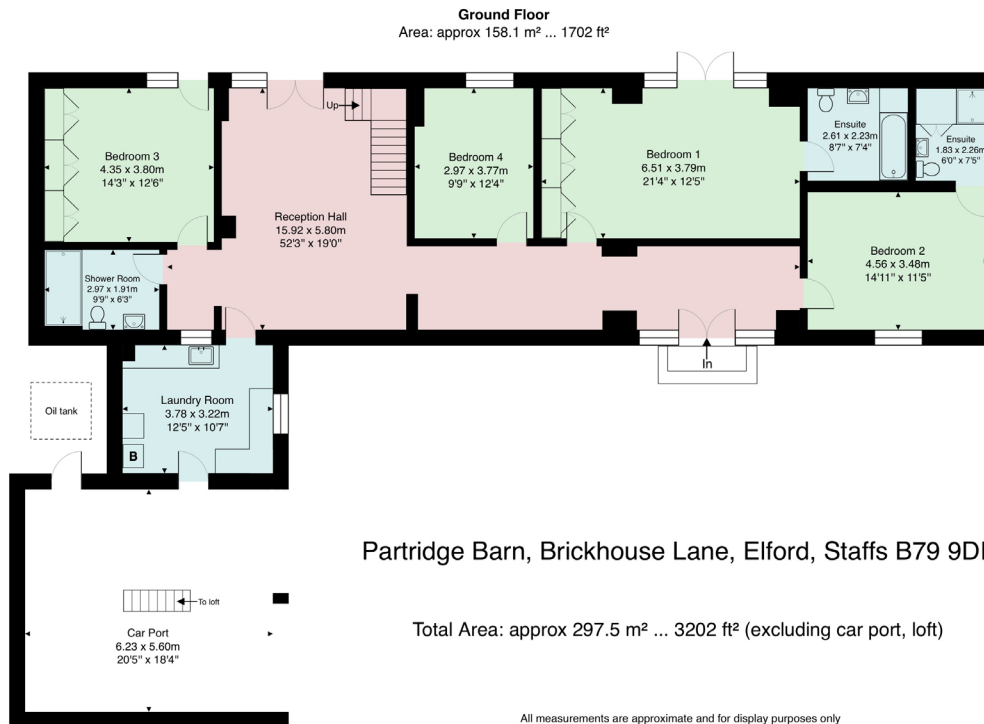
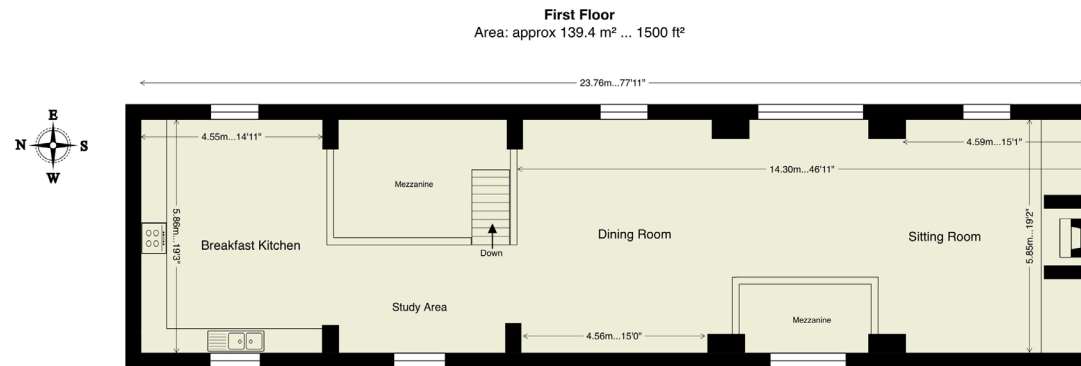
Elford is a pretty village which lies within 5 miles of both Lichfield and Tamworth amenities. The village itself offers local amenities including Howard Primary School, The Crown Public House and historical buildings including St Peter's Church. Elford is also home to the delightful Elford Hall Gardens, open to the public with walled rose gardens and orchard. Elford is ideally placed for transport links with Lichfield railway station approximately 7 miles away. Birmingham International airport lies approximately 25 miles distant. Tamworth train station offers a fast train to London Euston in as little as 1 hour 8 minutes.

Agents Note - Partridge Barn benefits from right of access over the entrance driveway and shared courtyard with private allocated parking area.









Partridge Barn, Brickhouse Lane, Elford, Staffs B79 9DE.

Total Area: approx 297.5 m² ... 3202 ft² (excluding car port, loft)

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

We would be delighted
to tell you more.

Sarah Briggs
0121 233 6468
sarah.briggs@knightfrank.com

Knight Frank Birmingham
103 Colmore Row, Birmingham
B3 3AG

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.