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**CUTTLE POOL FARM
KNOWLE
B93 0AP**

Dating back to approximately 1478, with circa 1.5 acres of extensive grounds nestled in a peaceful location on a quiet country lane, yet within easy reach of Knowle's amenities, this fabulous four bedroom property has undergone sympathetic extensions over the years.



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CUTTLE POOL FARM – KNOWLE

Formerly part of the esteemed Springfield Hall estate, this unique farmhouse boasting a wealth of character with heightened original doors, exposed timber beams, and inviting open fires with each room telling its own enchanting story, within this historic residence.

Prepare to be captivated as you enter the large gravelled courtyard, offering ample off-road parking and substantial garaging and storage.

A charming canopy porch leads you to the front door, setting the tone for the character-filled interior that awaits.



On the ground floor, a welcoming entrance hallway greets you, complete with a cloaks cupboard. Adjacent to the hallway, a cloakroom and a utility room with plumbing for appliances provide practical convenience.

The dining room, showcasing dual aspects and an inglenook fireplace with a multi-fuel burner, preserves part of the original house's charm. The garden room, added in 1973 and sympathetically extended to blend seamlessly with the house, offers breath taking views of the extensive grounds and surrounding countryside. An inner hallway leads to the original front porch, featuring the historic front door and key, as well as the stairs to the first floor.







The dual-aspect living room, also part of the original house, features an impressive inglenook fireplace and enjoys views of both the rear gardens and the courtyard.

Connected to the living room, a study, added in the 17th century, provides a unique space with a trap door leading to a half-height cellar, believed to have been used as a milk cooling room. The farmhouse-style kitchen, the second oldest part of the building, boasts bespoke oak units, granite surfaces, and a matching island. With a stable door opening to the rear garden, this spacious kitchen offers a charming blend of history and modern functionality. Integrated appliances, including a dishwasher and fridge freezer, are seamlessly incorporated, and there is ample space for a Range oven. Additionally, a versatile reception room, currently used as an office, provides flexibility and can serve as an additional bedroom with direct access to the downstairs shower room.







Upstairs, exposed original beams adorned with carpenter's marks create a picturesque ambiance on the first-floor landing. Three loft access points and an airing cupboard enhance storage options. The principal bedroom, boasting dual aspects and a feature fireplace estimated to be Victorian, exudes charm and character. A dressing room with built-in wardrobes adds functionality to the spacious principal suite.

The second bedroom features generous dimensions and offers a separate area that can be utilized as a study or dressing area, accompanied by access to eaves storage. Two additional double bedrooms, each with built-in wardrobes, complete the first-floor accommodation. The family bathroom and a separate WC provide convenience for the household.





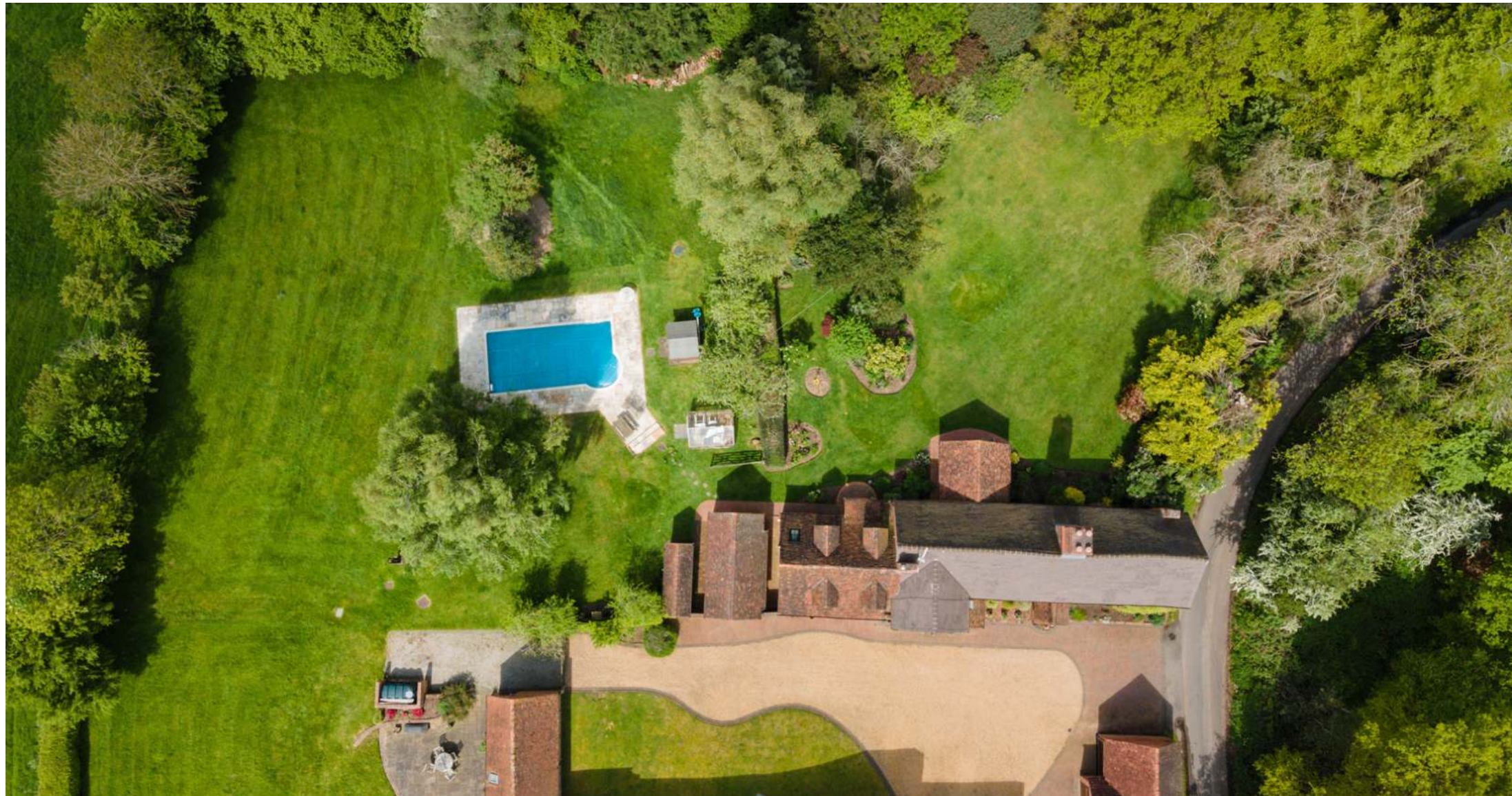






CUTTLE POOL FARM – KNOWLE

Outside, the secluded gardens and grounds offer landscaped spaces with planted beds, a summer house overlooking greenbelt land, and fenced and hedged borders with mature trees. The swimming pool and a brick-built BBQ are situated within "The Field," adjacent to the formal garden. The property also includes generous garage space (originally the cow sheds), including two large garages and two half size garages, perfect for bikes, or lawn mowers, a boiler room, a pool changing room with WC, wash basin, and shower, as well as a wood store.



FEATURES

- Beautiful Four Bedroom Period Converted Farmhouse
- Large gravelled courtyard providing ample off-road parking
- Period Features & Fire Places Throughout
- Secluded landscaped gardens, summer house & mature trees
- Farmhouse-style kitchen with bespoke oak units and granite surfaces
- Extensive Garaging (originally the cow sheds)
- Swimming pool and brick-built BBQ in "The Field"
- Historical timber beams felled in winter 1478/9

SIZE Total - 3,413 sq ft

TENURE- FREEHOLD

Solihull Metropolitan Borough Council : G

BROADBAND

Type	Max download speed	Max upload speed
Standard	6 Mbps	1 Mbps
Superfast		
Ultrafast	1000 Mbps	220 Mbps

Network in the area: OpenReach

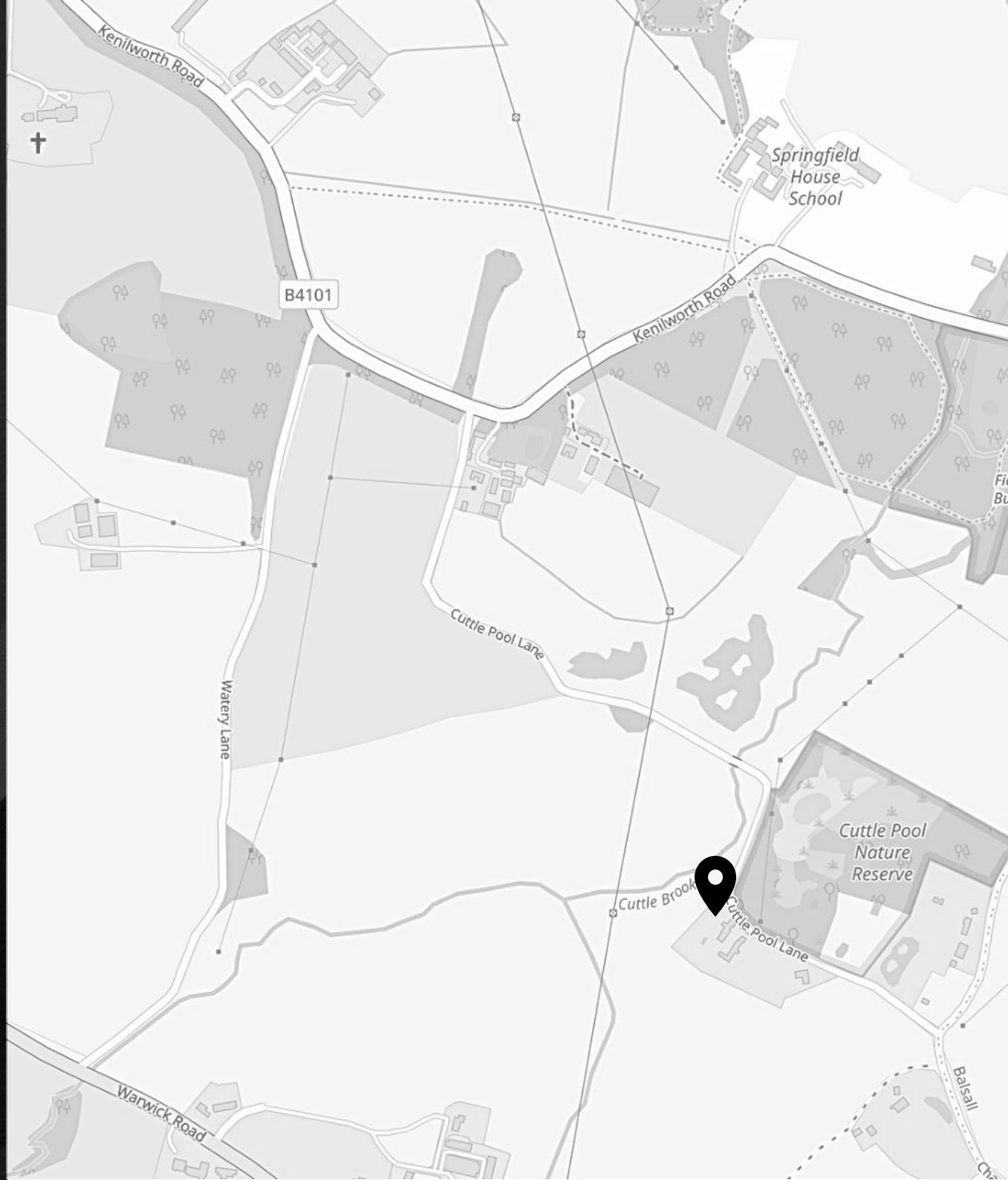
VIEWING

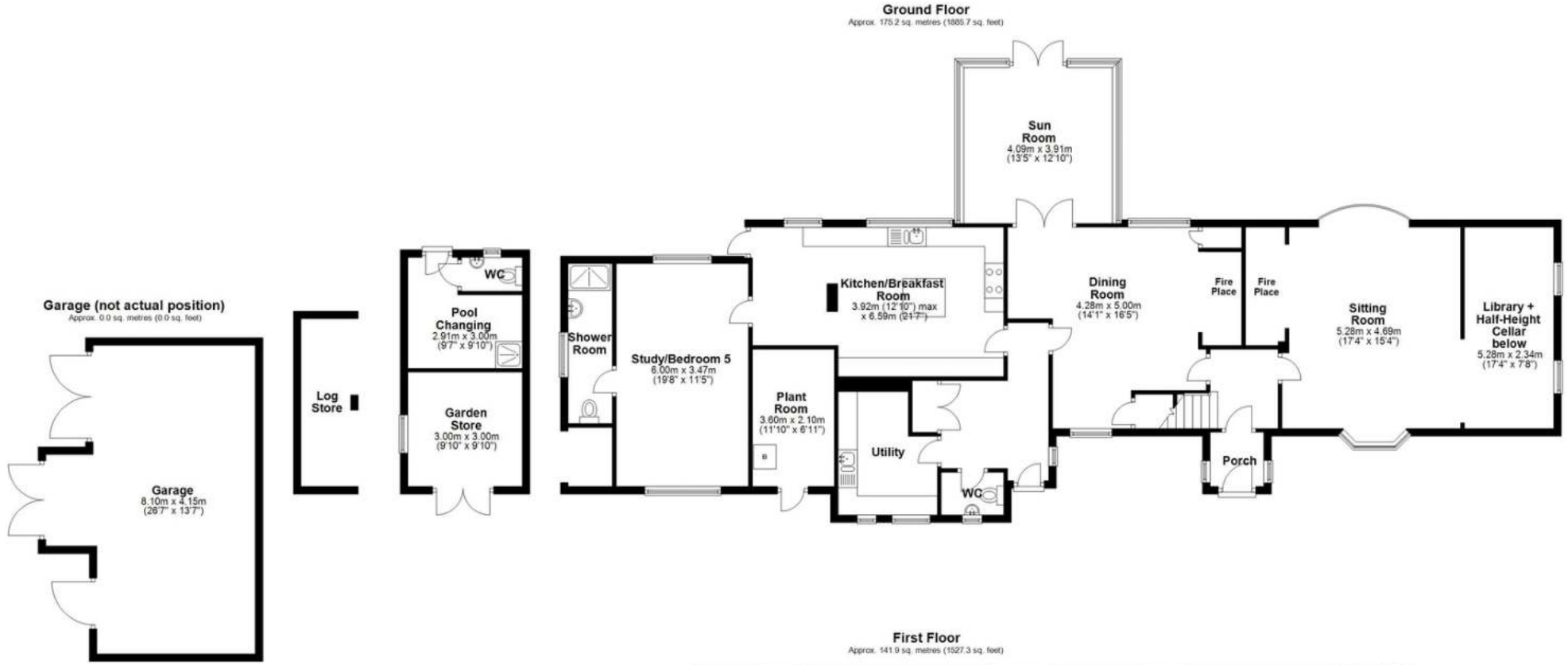
Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

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Total area: approx. 317.1 sq. metres (3413.1 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanItUp.

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