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YOUR PREMIUM AGENT

**12 HALL FARM COURT  
KENILWORTH ROAD  
KNOWLE  
B93 0AD**

A beautifully presented barn conversion in an exclusive gated development. Blending rustic charm with modern living, this stunning three-bedroom home offers exposed brickwork, original beams, and contemporary features. Complete with a double garage, spacious courtyard garden, and open-plan living,

## 12 HALL FARM COURT

This beautifully maintained barn conversion, part of a prestigious gated development of 13 homes, blends rustic charm with modern comfort. Built by Spitfire Homes nine years ago, the property features exposed brickwork, original beams, and high-end finishes. The heart of the home is an open-plan kitchen diner with triple-aspect views and an L-shaped breakfast bar. The lounge, with full-length bi-fold doors, opens onto a landscaped courtyard garden, perfect for outdoor relaxation and entertaining. Upstairs, a glass gallery landing leads to three spacious bedrooms. The principal bedroom includes an en-suite and dressing area, while bedrooms two and three offer ample storage. A bright family bathroom completes the floor. The courtyard garden boasts a Chelsea Flower Show-sourced water feature, a spacious patio, and a pergola. Additional features include a double garage, ample parking, and communal areas surrounded by open fields for a peaceful setting.

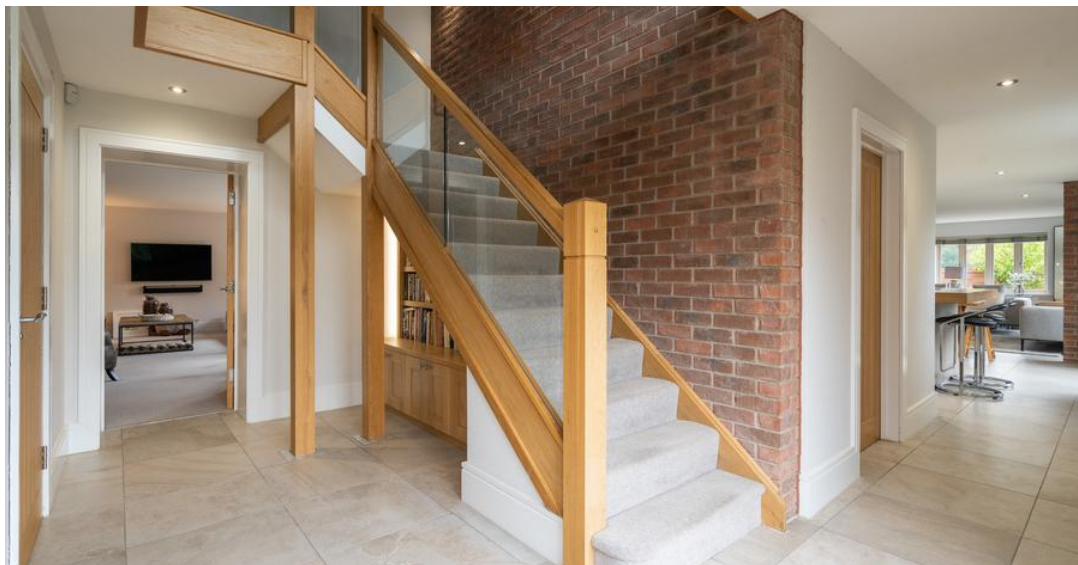




Step inside to a grand entrance hall with elegant tiled flooring and a stunning glass and wood staircase, creating an immediate sense of light and space. The ground floor, fully equipped with underfloor heating, showcases a vaulted ceiling and leads to a spectacular main living space. A feature log burner, complemented by a decorative timber mantel, adds warmth and character. On the opposite side of the room, bi-fold doors extend out to a private courtyard garden, perfect for hosting gatherings or enjoying quiet moments with family.

The kitchen is a true focal point, with a sleek L-shaped breakfast bar, and triple aspect windows that flood the room with natural light. Equipped with top-of-the-line appliances and thoughtful storage, this space is ideal for cooking and casual dining alike. Off the kitchen, a practical utility room adds further convenience to this well-designed layout.







The upstairs continues to impress with a beautifully crafted glass gallery landing, offering stunning views of the original wooden beams. The principal bedroom is a serene retreat, featuring a dressing area, an en-suite bathroom, and ample bespoke storage. A remote-controlled air conditioning unit ensures comfort year-round. Bedrooms two and three are equally impressive, with bedroom two offering lovely views and extensive fitted wardrobes. Bedroom three, currently used as a dressing room, can easily be converted back into a spacious double bedroom. The family bathroom is a standout feature, boasting a luxurious four-piece suite, including a large shower enclosure and a deep bathtub. Sky-lit windows provide an abundance of natural light, enhancing the sense of space and tranquillity.







The courtyard garden is a true highlight of this property, thoughtfully designed with a water feature sourced from the Chelsea Flower Show. The generous patio area is perfect for outdoor dining and relaxation, capturing the sun throughout the day. A charming pergola adds a sense of structure and provides additional planting opportunities, while a shaded area behind the garage offers a quiet retreat. The double garage and driveway provide ample parking, and a pedestrian gate offers easy access to the rear of the property. The communal areas are equally impressive, with a central landscaped water plaza that create a peaceful retreat, all surrounded by open fields.

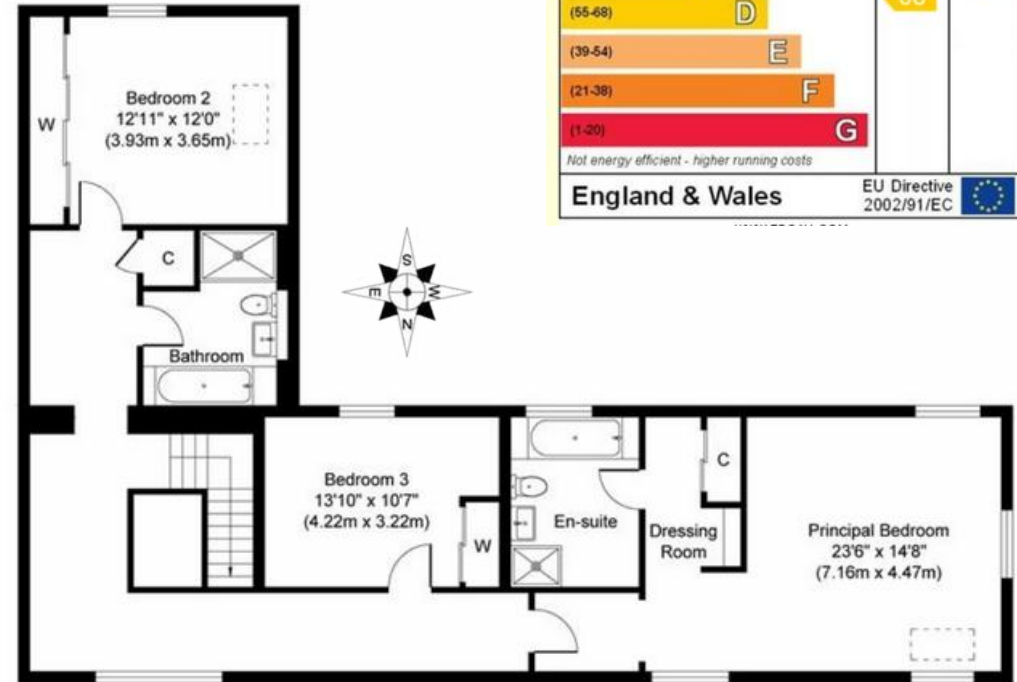








**Ground Floor**  
Approximate Floor Area  
1122 sq. ft  
(104.23 sq. m)



**First Floor**  
Approximate Floor Area  
1136 sq. ft  
(105.53 sq. m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## FEATURES

- Barn conversion with original beams
- Three spacious bedrooms
- Two luxurious bathrooms
- Open-plan kitchen with triple aspect views
- Feature log burner in lounge
- Bi-fold doors to courtyard garden
- Double garage and parking for four cars
- Landscaped garden with water feature
- Exclusive gated development surrounded by fields

**SIZE** Total - 2,258 sq ft

**TENURE** Freehold

**SOLIHULL METROPOLITAN BOROUGH COUNCIL – G**

## SERVICES

Sewerage is by way of Klargester system and heating is by way of Pellets. However, it is advised that you confirm this at point of offer.

## BROADBAND

Type	Max download speed	Max upload speed
Standard	26 Mbps	4 Mbps
SUltrafast	1,000 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)

@ premium@dmandcohomes.co.uk

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*



## LOCATION

Situated just on the outskirts of a charming village, this exclusive development provides a peaceful setting while being within easy reach of local amenities. The village offers a selection of boutique shops, cosy cafes, and highly regarded schools. For commuters, there are excellent transport links, via the M42, providing easy access to nearby towns and cities, making it an ideal location for those seeking both tranquillity and convenience.

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Call us on **01564 777314 (option 4)**

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