



Barns Farm Roman Lane, Sutton Coldfield - B74 3AF
£3,950,000



Barns Farm Roman Lane

Sutton Coldfield

The property welcomes you with an impressive hallway setting a grand first impression and featuring a flagstone floor and a stunning central staircase.

The grand drawing room is a masterpiece, showcasing a stone fireplace, a cosy log burner, and two bay windows that frame picturesque garden views.

The formal dining room is perfect for family gatherings or entertaining friends and enjoys views over the gardens.

The heart of the home has to be the stunning extended open plan kitchen/breakfast/family room, recently refitted with high-end cabinetry to include a large breakfast island, and adorned with high end appliances. Roof lanterns flood the room with natural light, and bi-folding doors seamlessly connect to the outdoors to the immaculate patio, creating an harmonious flow between indoor and outdoor living spaces. The kitchen provides ample space for socialising and entertaining guests and is a culinary enthusiasts dream.

Additionally there is a separate utility room with ample storage and a guest WC.



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The family room with log burner is perfect for rest and relaxation. Located off the family room is the cosy snug perfect for a children's playroom to ensure comfortable living.

The home office is located off the inner hallway adjacent to the drawing room and provides a quiet workspace. An additional guest WC is located alongside the home office.

The leisure complex boasts a home gymnasium with arched full-height windows and doors, as well as an entertainment room, enhancing the property's appeal.

Ascend to the beautiful first-floor galleried landing to find the magnificent Principal suite, featuring vaulted ceilings, exposed beams, fitted wardrobes, and French doors opening onto a balcony with panoramic garden views. The luxury en-suite includes a large jacuzzi bath and flows effortlessly to a dressing room adorned with bespoke fitted furniture.





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Bedroom two also boasts stunning vaulted ceilings with exposed beams and a luxury en-suite bathroom. Three further double bedrooms each feature immaculate en-suites, while the final double bedroom is conveniently situated near the exquisite family bathroom.

An impressive cinema room with a kitchenette offers the potential for a separate annexe and can be accessed via its private entrance and staircase.

Outbuildings include a two-car garage with outside facilities and storage, as well as a separate four-car garage with an adjacent music room and covered BBQ area ideal for entertaining.





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The property is secured behind electric gates, with a sweeping gravel driveway providing extensive parking.

The meticulously manicured gardens surround the residence, creating a tranquil oasis that epitomises outdoor luxury living. The paved patio areas offer a charming setting for al fresco dining or simply basking in the beauty of the lush surroundings. The immaculate grounds of this property provide ample space for outdoor activities and gatherings, ensuring endless possibilities for enjoyment and leisure.

Encapsulating the essence of luxurious living, this architectural gem seamlessly integrates grandeur with comfort, creating a haven where every detail evokes sophistication and style. With an abundance of living spaces, recreational areas, and stunning outdoor features, this residence epitomises premium estate living at its finest, promising a lifestyle of unparalleled refinement and elegance.







FEATURES:

- Six Bedrooms & Six bathrooms
- Located within the prestigious Little Aston Park Estate
- Perfect for multi-generational living
- Exceptional family home of approx 10,000 square feet
- Fantastic plot of approx. 1 acre
- Leisure complex
- Beautifully fitted and extended kitchen/dining/family room
- Self contained annex
- Stunning master suite with balcony
- Electric entrance gates with sweeping gravel driveway and ample garaging

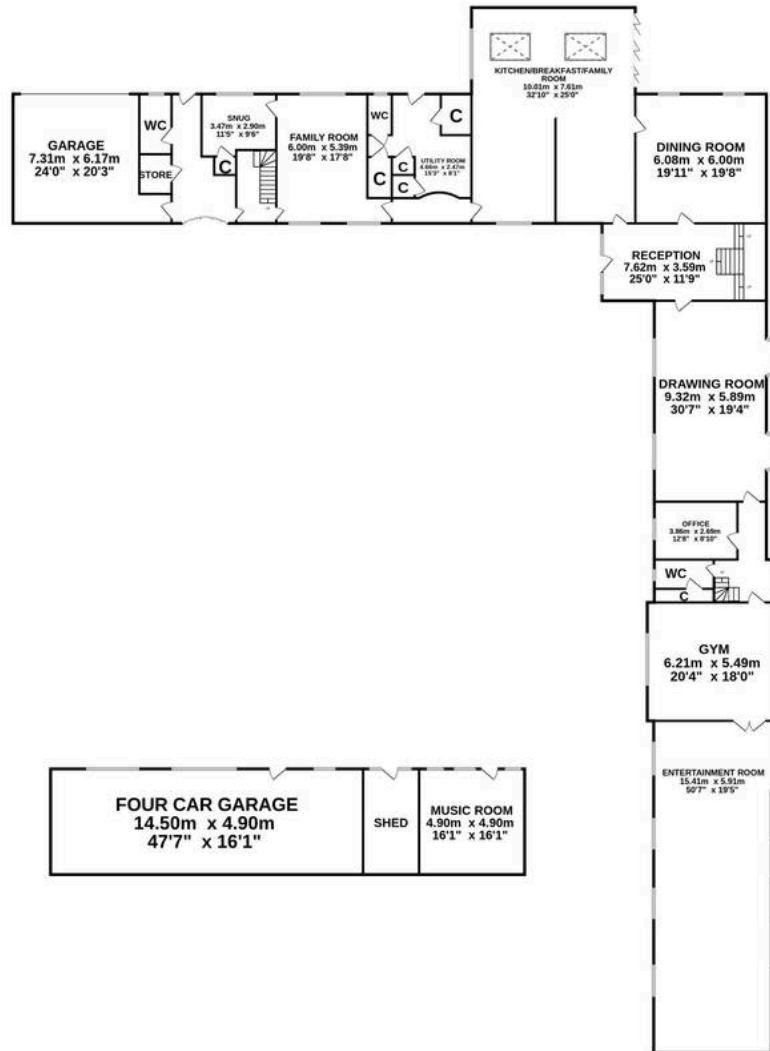
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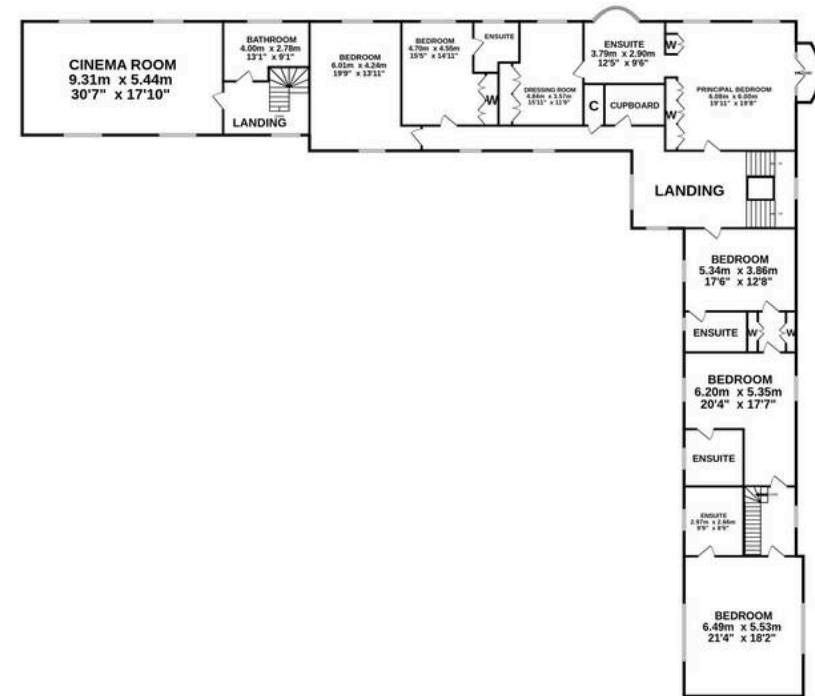
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GROUND FLOOR
570.2 sq.m. (6138 sq.ft.) approx.



1ST FLOOR
351.6 sq.m. (3785 sq.ft.) approx.



TOTAL FLOOR AREA : 921.8 sq.m. (9923 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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