



# SHEPHERD CULLEN

**Glebe Farm**  
Vicarage Hill  
Tanworth in Arden



**Glebe Farm** – A meticulously presented and restored farmhouse, privately situated just off Vicarage Hill in the idyllic semi-rural village of Tanworth in Arden. The property boasts an abundance of original features, adding a sense of warmth throughout the property, whilst combining luxury and modern fittings, Glebe Farm exceeds expectations of the demanding requirements of modern living.

#### **Main Farmhouse**

Glebe Farm is accessed directly from Vicarage Hill via a gated entrance and along the private driveway offering parking for multiple vehicles. The sweeping gravelled driveway reveals the pockets of garden space and a view of the rear paddock, almost instantly creating the upmost private setting.







The quality of workmanship is undoubtedly impressive upon entering the property. The open plan L-shaped kitchen breakfast and living area enjoys a superb vaulted ceiling height with an abundance of natural light through the imposing large gable window and bifold doors. The luxury Siematic fitted kitchen benefits from a large central island with porcelain work surface and casual breakfast bar with room for four stools. Plentiful storage is provided throughout the island and fitted cupboards and the kitchen benefits from several integrated appliances. The pantry is thoughtfully designed behind full length cupboard doors, providing further storage space. The metre by metre ceramic floor tiles benefit from underfloor heating and lead into the open living area with space for soft furnishings. The exposed brick and feature oak beams compliments the modern fittings, creating the perfect place to relax day and night. The working log burner is cleverly designed within the attractive brickwork, forming a subtle partition between the living area and formal dining area, perfect for entertaining.

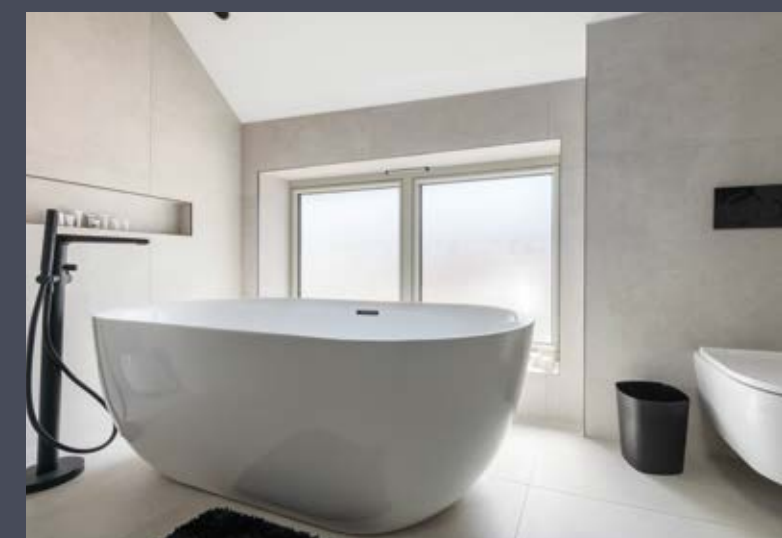


The formal living room is situated in the former stables with vaulted ceiling height, oak skirting board and a neutral colour palette, a reflection of the tranquil environment the property is situated within. French doors and a separate single door provide access directly onto the patio and entertaining area, wonderful for the lighter evenings.

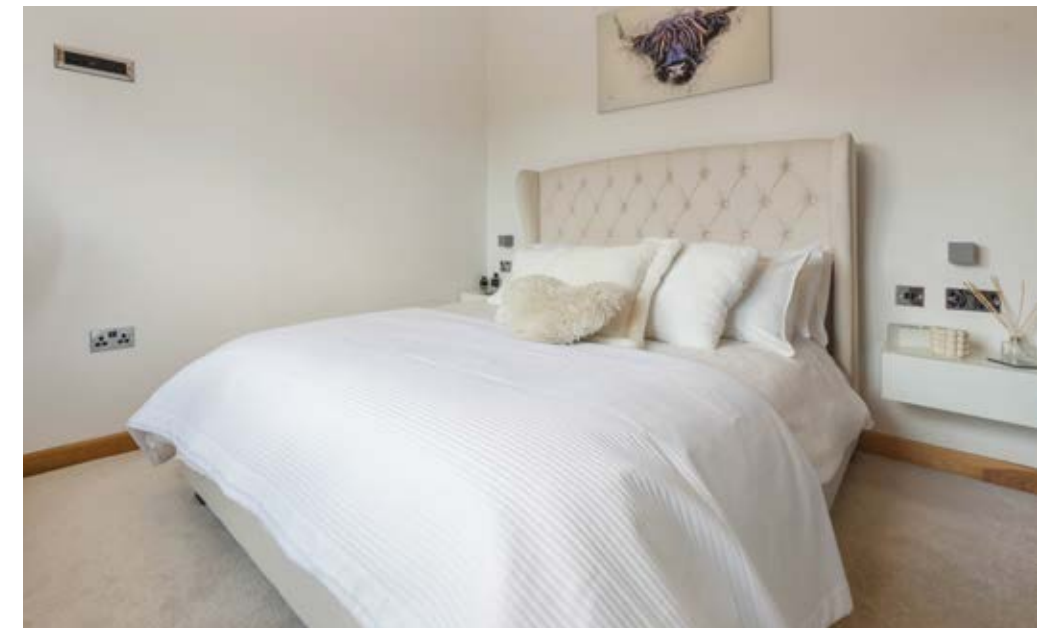
The large utility enjoys a Belfast sink, storage space and room for a washing machine and tumble dryer, cleverly raised off the floor, making day to day tasks easier. This is just one example of the detail and innovative solutions that has completed this renovation.



The principal bedroom is located to the ground floor and is undoubtedly impressive. Alike the formal living room, the principal suite enjoys achromatic tones and a vaulted ceiling height, enhancing the spaciousness of this significant room. The main ensuite is a masterpiece with floor to ceiling height tiling, his and hers sinks, walk in shower that can be operated via a Bluetooth remote control and a luxury free standing bath tub. The quaint sliding pocket door cleverly maximises the space available and the blend of style and functionality extends to underfloor heating, providing a touch of indulgence to your daily routine.







To the first floor, there are 3 double bedrooms, all with fitted wardrobes and downlights. Bedroom 2 enjoys an ensuite shower room with feature oak beam and Bedroom 3 and 4 share use of the Jack and Jill shower room.

The property enjoys underfloor heating throughout the ground floor and benefits from CAT 6 cabling. The property has been completely rewired throughout.







### The Hay Barn | Self-Contained Accommodation

Further accommodation is provided in the self-contained annexe, 'The Hay Barn', benefiting from a modern fitted kitchen with integrated appliances and an open living area that could be used as further bedroom accommodation, living room or home office. The shower room with toilet and sink and separate storage cupboard are most useful. The oak beams add character to this versatile space and enjoys a copious amount of natural lighting through the large window overlooking the fields beyond and French doors with a Juliet balcony.

To the ground floor, there is a large double garage providing further parking space. The first floor is accessed via an external staircase.







### Landscaped Mature Grounds

There are several pockets of garden space to enjoy at Glebe Farm. The landscaped garden to the left hand side of the property has been wonderfully landscaped and maintained with a pleasant gravelled path and variety of trees and flowers, in addition to the mini orchard with fruit trees. This secluded part of the garden lies adjacent to the L-shaped paddock area, ideal for grazing sheep or a pony if so desired.

The patio area is accessible from the side door and formal living room, perfect for entertaining in the summer months. The step up to the patio creates a wonderful dining area, a short distance away from the open brick-built fireplace and seating area. The authentic choice of materials such as the Grade A railway sleepers, Cotswolds stone and ambient light fittings, reflect the character of the original farmhouse, yet blends beautifully with the sympathetic, whilst modern interior design.

The open field views of the rolling countryside are visible from all aspects of the property.

The property benefits from various road and rail networks being situated just 0.4 miles to Wood End Train Station with regular services to Birmingham New Street Station with access to the North and South. The M42 and M40 motorways are just a few minutes drive from Tanworth in Arden giving easy access to the national motorway network as well as to Birmingham International airport and train station.

### Location

Tanworth in Arden is an aspirational address for many, combining the country lifestyle, yet benefitting from the excellent local connections to Henley in Arden, Solihull and Stratford upon Avon, all offering an array of local amenities. The village benefits from The Bell pub and restaurant and 0.3 miles to Ladbrook Golf Club – both popular amongst local residents.



### Drift Barn – A Unique Development Opportunity

Drift Barn presents a unique and rare development opportunity whereby planning permission has been granted for the conversion of the existing agricultural building to residential use.

The barn once converted will offer 1937sq ft of living accommodation. Please refer to both planning references for further details.

Planning References:

(25/00736/VARY) and (22/03502/FUL) – granted by Stratford-Upon-Avon District Council.

Drift Barn benefits from a private and gated entrance to the front elevation and outstanding circling countryside views. Plans are available upon request – please contact Shepherd Cullen for further information.

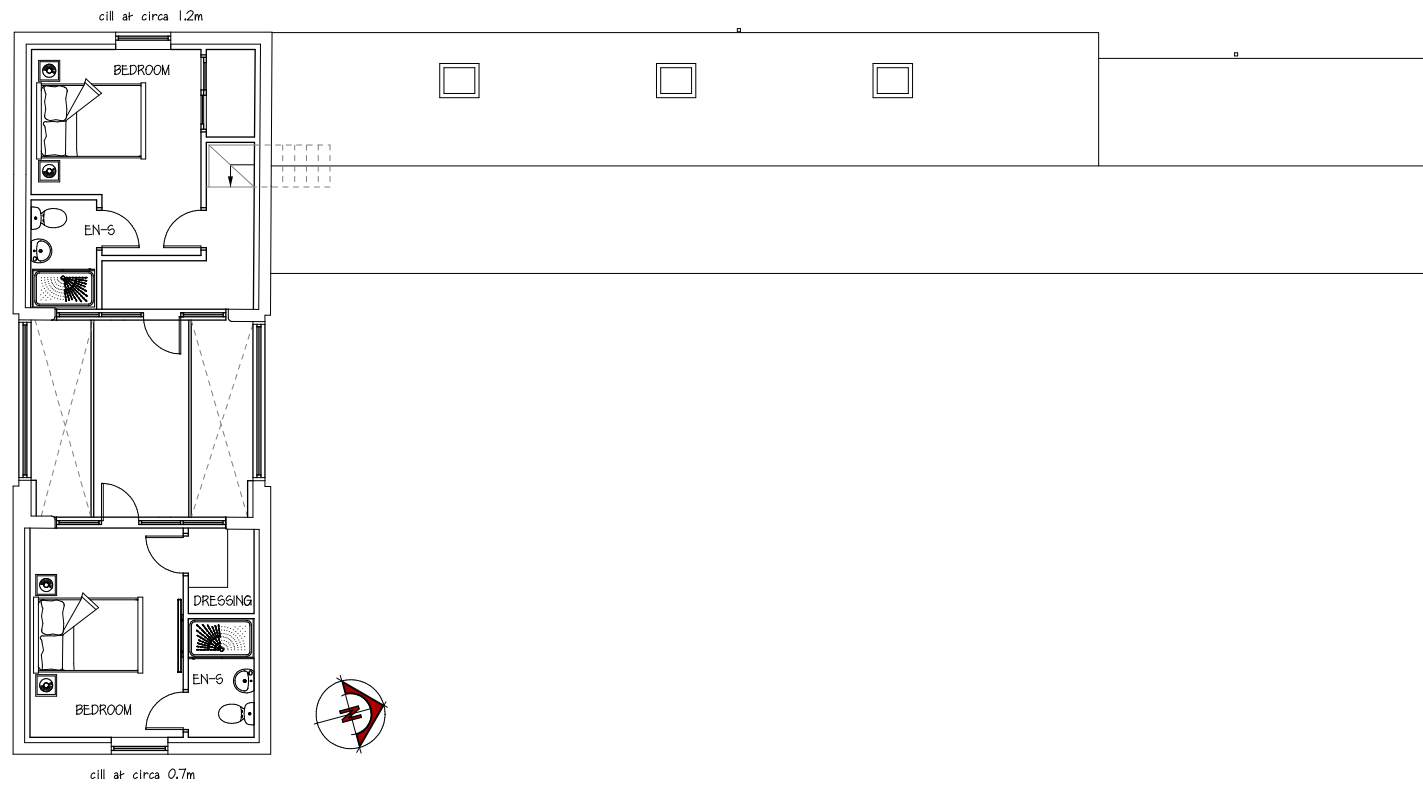


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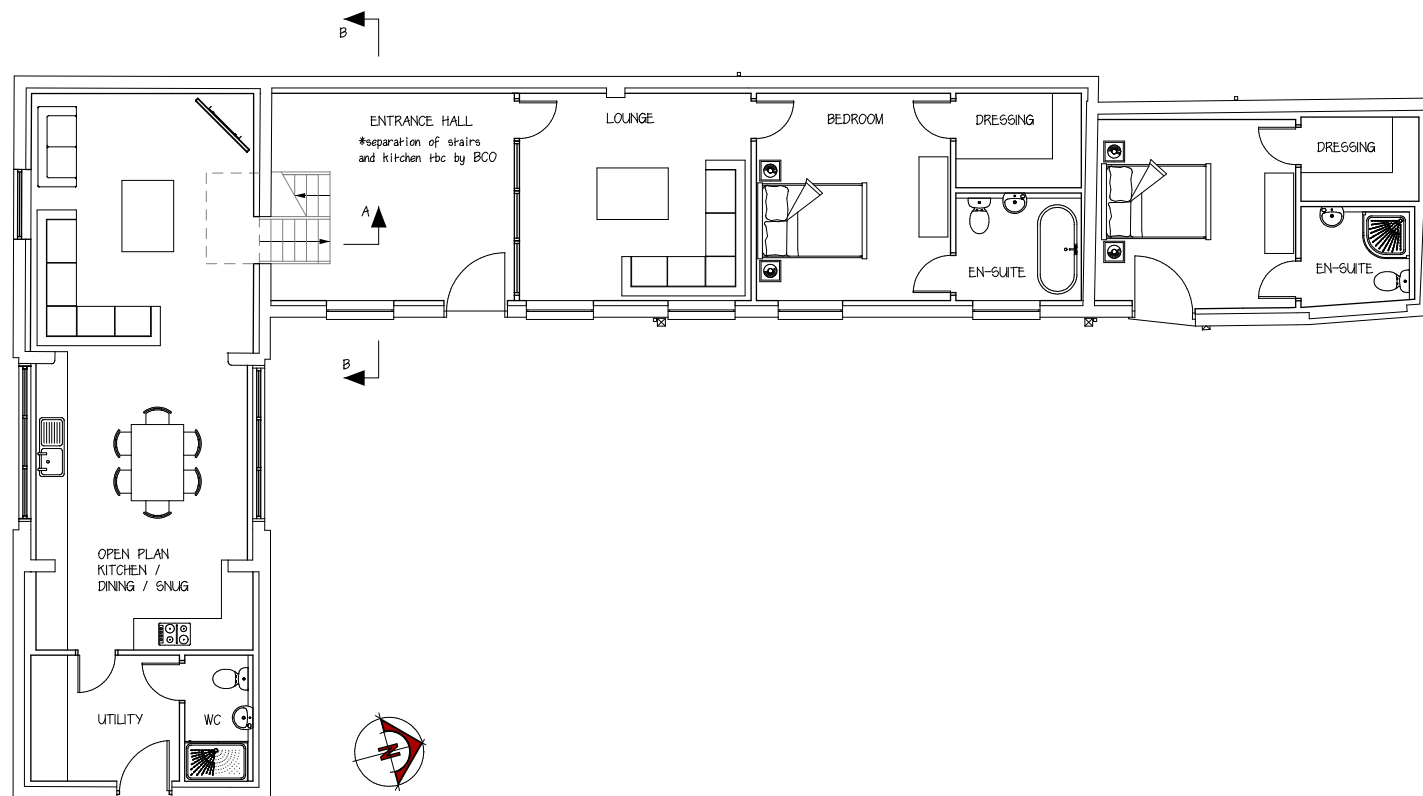


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PROPOSED FIRST FLOOR - 1:100

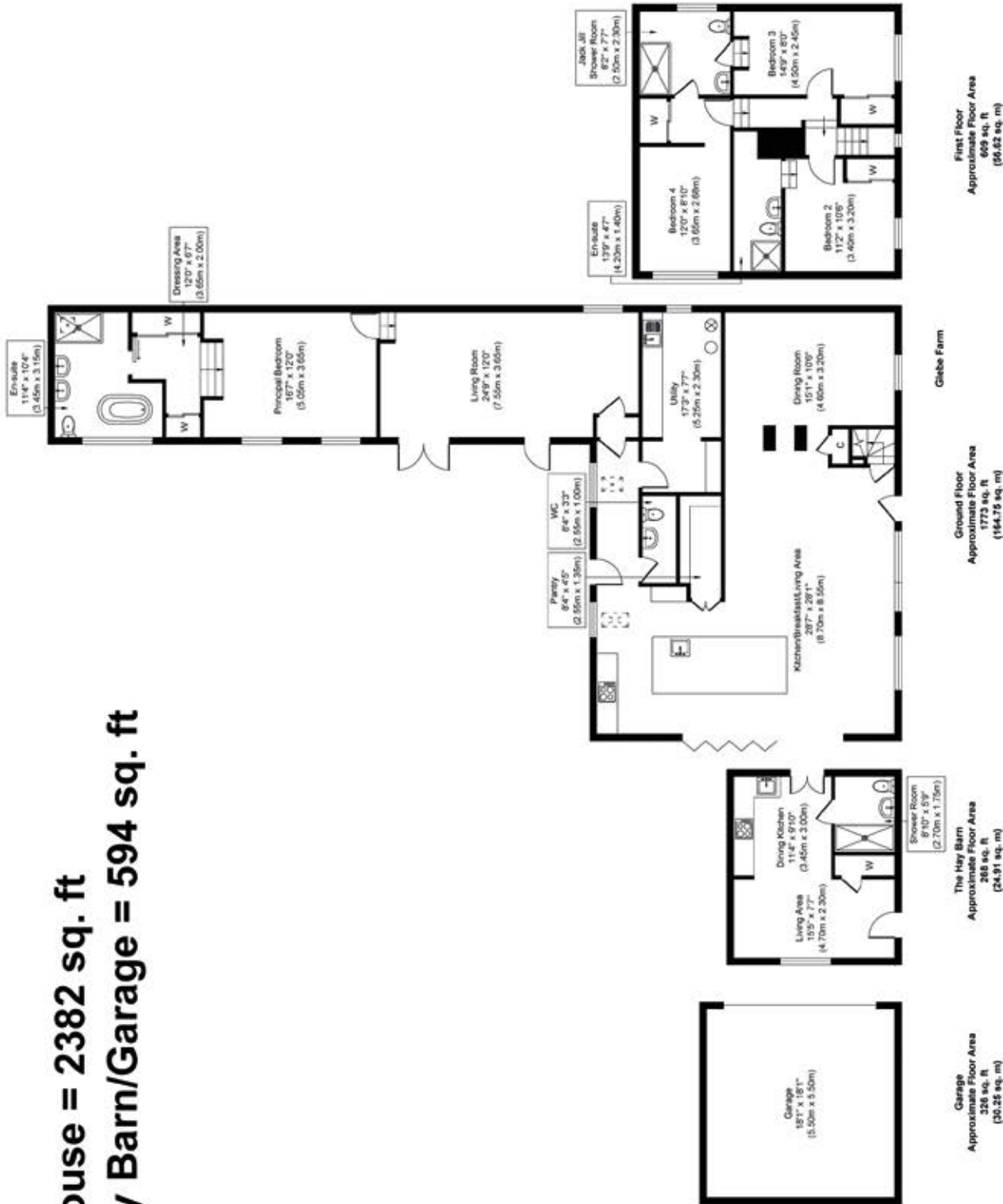


PROPOSED GROUND FLOOR - 1:100





Main House = 2382 sq. ft  
The Hay Barn/Garage = 594 sq. ft



Approx. Gross Internal Floor Area 2,976 sq. ft. (276.53 sq. m)

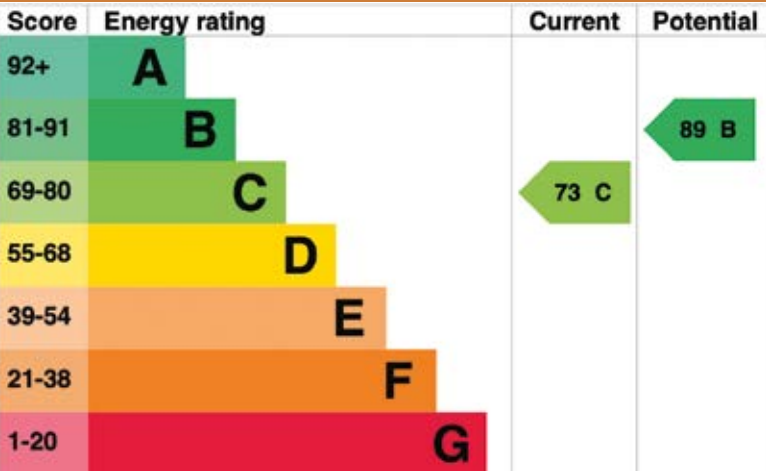
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.

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## General Information

Tenure: Freehold  
Services: Gas central heating | Mains water connection | Drainage via Septic tank | Underfloor throughout the ground floor accommodation CAT 6 cabling throughout | Separate boiler to the Hay Barn | Electric Charging point.  
EPC Rating: C



Local Authority: Warwickshire Country Council and Stratford-on-Avon Council  
Council Tax Band E  
(correct at time of assembling the sales details)  
Postcode: B94 5EB

### DIRECTIONS

From Tanworth in Arden Village, with The Bell on your right-hand side, head out of the village onto Vicarage Hill and continue down the hill for 0.6 miles. At the bottom of the hill, the property is the first property on the left hand side with a gated entrance.

### AGENTS' NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales particulars are produced to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer.

### ANTI MONEY LAUNDERING (AML)

We are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. As a result we will need to carry out due diligence on all of our purchasers to confirm their identity. We will therefore obtain and hold evidence confirming your identity and proof of your address. Your identity may be subject to an electronic identity check. This system allows us to verify you from basic details and you understand we will be unable to proceed with any work on your behalf until we obtain this from you in order to meet compliance obligations for Anti Money Laundering.



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