



The Mill, Chapel Farm, Chapel Lane,
Great Barr, Birmingham , B43 7BA

Offers in Excess of £400,000

The Mill, Chapel Farm, Chapel Lane, Great Barr

A unique and characterful four-bedroom detached home, originally believed to be a Victorian flour mill.

This historic residence blends rustic charm with modern versatility, offering a tranquil rural haven within easy reach of Great Barr, local amenities, and the M6 motorway network.

Property Highlights Approach • Private gated entrance with a driveway providing parking for multiple vehicles.

First Floor • **Main Lounge** * **Principal Bedroom** – Spacious retreat with dressing room, built-in storage, private W.C., air conditioning and Velux windows framing glorious countryside views • **Bedroom Two** – Large double room with triple aspect views across the farmhouse grounds and fitted wardrobes.

Ground Floor • **Bedroom Three** – A striking double room with ample integrated storage. • **Bedroom Four** – Currently arranged as a lounge but equally suited as a bedroom, featuring an en-suite shower room and double doors leading onto the patio. **Kitchen** • Well-planned with a range of wall and base units, breakfast bar, integrated appliance space, and a generous walk-in pantry.

Family Bathroom • Spacious suite comprising bathtub and separate shower enclosure.

Living Spaces • **Main Lounge** – A true centrepiece, boasting exposed overhead beams, a vaulted apex ceiling, open fire, rural outlooks, and a substantial built-in storage cupboard.

Externally • Wraparound patio with block-paved and slabbed sections, offering a low-maintenance space ideal for entertaining.
• Rear gates lead to three substantial external storage rooms, providing excellent additional versatility.

Why We Love This Home *This rare property offers scope to adapt the downstairs into additional reception areas or even a self-contained annex, catering to multi-generational living or those seeking flexible working-from-home space.*

With it's historic character, versatile layout, and serene setting, The Mill truly is a lifestyle opportunity, not just a home.

Early viewing is highly recommended

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

Services Connected: mains electricity, gas, water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133
or via Greatbarr@paulcarrestateagents.co.uk



Hall
6' 7" x 5' 11" (2m x 1.8m)

Kitchen
11' 10" x 10' 6" (3.6m x 3.2m)

Pantry
6' 11" x 8' 2" (2.1m x 2.5m)

Lounge
15' 9" x 18' 1" (4.8m x 5.5m)

Family Bathroom
12' 2" x 5' 3" (3.7m x 1.6m)

Bedroom One
12' 2" x 11' 6" (3.7m x 3.5m)

Dressing Room
11' 6" x 10' 2" (3.5m x 3.1m)

Private W.C
8' 2" x 6' 11" (2.5m x 2.1m)

Bedroom Two
15' 9" x 9' 6" (4.8m x 2.9m)

Bedroom Three
13' 5" x 11' 10" (4.1m x 3.6m)

Bedroom Four
23' 0" x 12' 6" (7m x 3.8m)

Ensuite Shower
11' 10" x 2' 11" (3.6m x 0.9m)

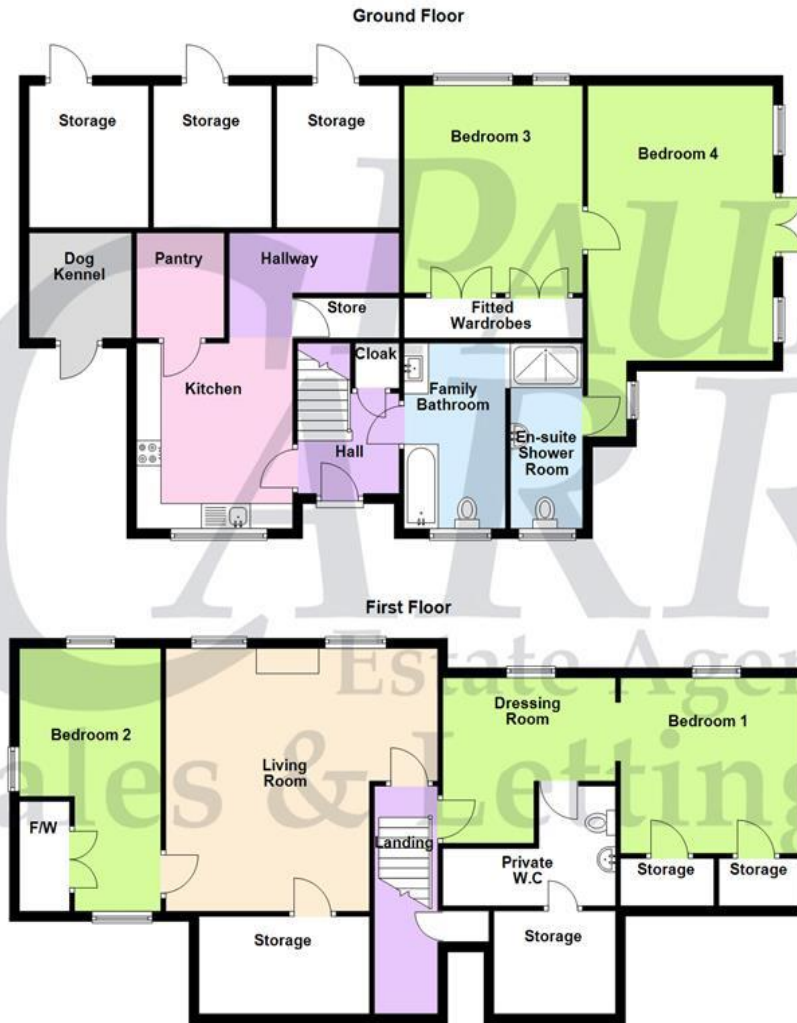
Multiple Storage Areas





Floor Plan

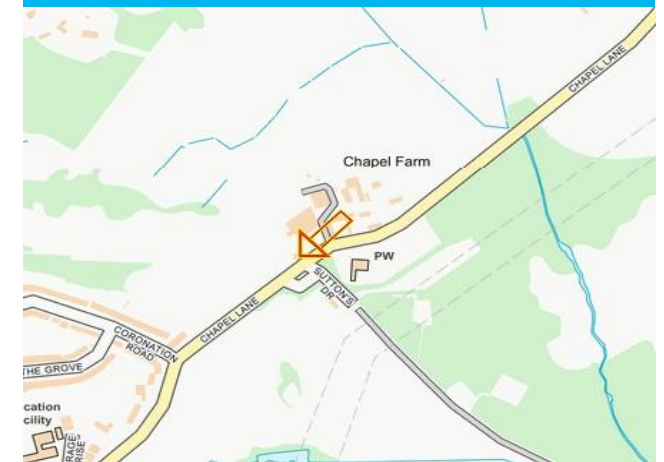
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: