



Walmley Road,
Sutton Coldfield, B76 2PP

£850,000

Paul Carr is delighted to welcome to market this once-in-a-lifetime opportunity to procure a one-of-a-kind barn conversion. Encrusted within sweeping, immaculate, and highly private grounds, this superb family home is at once imposing and historic, yet immensely characterful and homely.

Situated off the highly desirable Walmley Road and set back down a private drive; there is an imposing sense of grandeur on approach, as rolling fore gardens of mature shrubberies and trees unfurl before you - opening out to an impressive courtyard with driveway parking for multiple vehicles. The barn stands tall and proud amongst the grounds, the centre piece of this impressive and immensely private plot.

Before the delight of the internal accommodation, there is a generous patio that soaks up the early sunlight – a perfect spot for morning breakfast and coffee. A double garage is also situated, for added storage and convenience.

Stepping through the front door, the viewer is immediately greeted by the beating heart of the home: a double-height, vaulted ceiling entrance hall with exposed bricks and beams, quarry stone tiled flooring, winding oak staircase, and elegant glass doors that tease the expansive downstairs accommodation. The ventricle of this breathtaking space is the suspended walkway connecting the north and south wings, connecting the upstairs accommodation with an elevated sense of charm and opulence – while a split-level mezzanine pierces the walls and almost beckons you to ascend. Useful understairs storage is located before the entrance to the kitchen, and discreetly tucked away immediately to the right of the front door is a much-welcomed boot room and downstairs WC. This, almost chasmic, reception hall is the epitome of New Hall Barn – an appropriate introduction to the stellar accommodation found within. Throughout the downstairs, the home is equally captivating. At its heart lies a large and truly fabulous kitchen breakfast room, expertly fitted with a vast array of tasteful matching wall and floor cabinetry, enhanced by stunning granite countertops that provide ample preparation space. A central island serves as both a functional and social hub, while double doors open onto the patio, seamlessly blending indoor and outdoor living. A formal dining room, brimming with elegance, leads gracefully into the glorious and spacious lounge—a remarkable space featuring exquisite windows, a feature fireplace with exposed brickwork, and a dual-aspect layout that frames serene views of the tranquil wrap-around gardens.

Ascending the oak staircase and traversing the galleried landing, the North Wing of this exceptional barn conversion is dedicated to the principal sleeping quarters, featuring a split-level mezzanine office and a private top-floor double bedroom.

The first floor offers a stylish double bedroom, a contemporary family bathroom, generous storage, and the master suite—a true sanctuary with dramatic floor-to-ceiling arched windows, a spacious walk-in dressing room, and a luxurious en-suite bathroom. In the South Wing, accommodation continues with a further guest suite comprising a walk-in wardrobe, elegant en-suite, and an additional sizeable double bedroom. A fully boarded loft space, mirroring the split-level mezzanine, presents excellent potential for further conversion—offering the opportunity to enhance the already expansive living space.

Set within almost half an acre of private, landscaped grounds, the exterior of New Hall Barn is just as impressive as its interior. The wrap-around garden, a meticulously curated labour of love by the current owner, provides multiple patios and outdoor entertaining areas, directly accessible from the double doors of the barn. Whether hosting elegant garden parties or enjoying tranquil al fresco dining with family and friends, this remarkable property delivers the perfect balance of luxury, comfort, and countryside charm.

A rare opportunity to acquire a character-filled residence of this calibre in such a prestigious setting.

Private grounds, a breath-taking entrance hall, expansive and versatile accommodation, and meticulous gardens culminate in a truly exceptional property that, though a cliché often used in property listings, must be viewed to be truly appreciated.

Property Details:

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is G.

Services Connected: Electric, gas, water & drainage



Room Measurements

Vestibule 17' 3" x 11' 11" (5.25m x 3.63m)

Kitchen 18' 1" x 14' 5" (5.51m x 4.39m)

Living Room 16' 8" x 14' 8" (5.08m x 4.47m)

Dining Room 13' 3" x 12' 1" (4.04m x 3.68m)

Bootroom 4' 7" x 4' 2" (1.40m x 1.27m)

WC 7' 9" x 4' 7" (2.36m x 1.40m)

Bedroom One 14' 9" x 12' 3" (4.49m x 3.73m)

En-suite 9' 5" x 5' 7" (2.87m x 1.70m)

Bedroom Two 14' 5" x 12' 2" (4.39m x 3.71m)

En-suite 7' 8" x 7' 1" (2.34m x 2.16m)

Bedroom Three 12' 11" x 6' 11" (3.93m x 2.11m)

Bathroom 9' 9" x 7' 2" (2.97m x 2.18m)

Mezzanine 15' 3" x 15' 1" (4.64m x 4.59m)

Bedroom Four 14' 11" x 12' 4" (4.54m x 3.76m)

Garage 18' 7" x 18' 6" (5.66m x 5.63m)



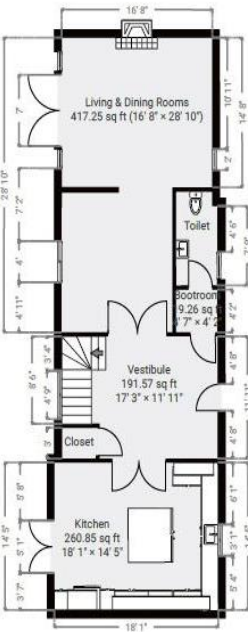


Floor Plan

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

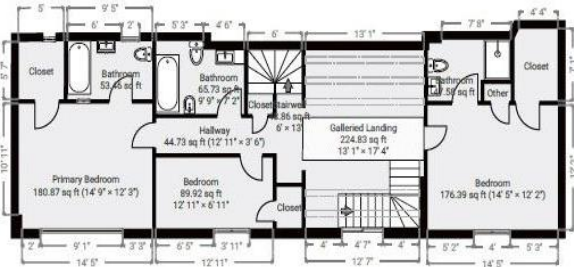
▼ Ground Floor

TOTAL AREA: 1284.87 sq ft • LIVING AREA: 940.77 sq ft



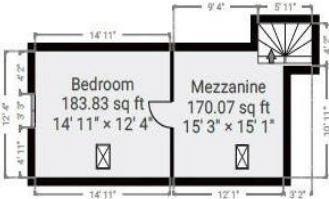
▼ 1st Floor

TOTAL AREA: 1015.53 sq ft • LIVING AREA: 1015.53 sq ft



▼ Second Floor

TOTAL AREA: 353.74 sq ft • LIVING AREA: 353.74 sq ft



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	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: 9th June 2025