



MILL RACE BARN, MILL LANE, LITTLE ASTON, WS9 0LZ

PRICE GUIDE - £1,000,000

Nestled in the delightful, picturesque setting that is Mill Lane, Mill Race Barn is an attractive, imposing property offering the rare opportunity to acquire such a charming, substantial, barn conversion, which is set upon a small, exclusive development being enhanced further by panoramic views to the rear.

The property retains charm, style and character, with its spacious proportions providing the option of either family living or perhaps, if preferred a privately located retirement dwelling. An outstanding home perfect for entertaining guests and family, the accommodation boasts a generous lounge with feature fireplace and separate dining room. The heart of this home lies in the fitted breakfast kitchen, complete with a central island, where culinary delights can be created and enjoyed, in turn being open plan to a dining or family sitting area. There is of course a guest cloak room / wc.

A return stairway accesses the part galleried first floor landing which in turn opens to the option of five good bedrooms, the master having a deep walk-in dressing room, together with a generous en-suite bathroom. There is fitted study, which can also serve as a fifth bedroom, provides flexibility for those working from home or needing extra sleeping quarters. Furthermore there is a well appointed family bathroom, with both bathrooms offering the charm of period style suites, including roll top, claw footed baths.

Set to the side you will find a large double garage, is a mature, south-westerly garden, offering a peaceful retreat with an open aspect over fields, perfect for relaxing on sunny afternoons.

Offering LPG central heating and double glazing (both where specified) there is also the security of an alarm system. Excellent road links provide ease of access to local towns and cities, together with the Midlands motorway network and a regular bus service.

A substantial, deceptively spacious, property, of which to fully appreciate its true style and enviable location, we highly recommend an internal inspection.

Set back from the roadway behind an enclosed driveway, having ranch style gate and dwarf wall, the feature blue brick driveway provides multi-vehicular parking, additionally there is a neat fore garden with shrubs and bushes. Access is gained to the property via a part double glazed door opening to:



Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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WELCOMING RECEPTION HALLWAY: Double glazed window to front, oak style flooring, radiator, feature exposed brick wall.

GUESTS CLOAKROOM/WC: Obscure double glazed window to rear, radiator, low flushing wc, period style wash hand basin.

SPACIOUS LOUNGE: 16'3" x 15' Double glazed windows to front and rear, double glazed double French doors opening to garden, log effect stove style fire, set on a blue brick hearth having exposed brick surround and feature beam over, double radiator.

DINING ROOM: 19'1" x 11'4" max / 8'9" min Double glazed window to front with fitted plantation styled shutters, double radiator, feature exposed brick wall, oak style flooring, cloaks cupboard.

FITTED BREAKFAST KITCHEN/FAMILY ROOM: 21'6" x 16'3" Double glazed windows to twin elevations, double glazed double French doors to garden, wide Belfast sink unit having window over, there is a comprehensive range of fitted units to both base and wall level including drawers, integrated fridge & freezer, dishwasher and washing machine, Range style cooker having twin ovens and gas hob, in turn with concealed extractor canopy over, granite work surfaces with tiled splash backs, central matching island unit with further base units and work top, space for breakfast table or sitting area having rustic brick fireplace and further side co-ordinating dresser unit, two double radiators.

RETURN STAIRS TO HALF GALLERIED STYLE LANDING: 35'2" max / 9'10" min x 19'3" max / 7'1" min Two double glazed Velux windows to rear, two radiators.

BEDROOM ONE: 16'3" x 14'10" Double glazed windows to front and side, double radiator, feature exposed beams.

DEEP WALK-IN DRESSING ROOM: Having fitted hanging rails, shelving and drawers, radiator.



TENURE: We have been informed by the vendor that the property is Freehold.
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





EN-SUITE BATHROOM: Obscure double glazed window to rear, matching white suite comprising roll top, claw footed bath, wash hand basin, low flushing wc, separate shower cubicle with glazed splash screen, chrome ladder style radiator, tiling to walls.

BEDROOM TWO: 19'1" max / 8'10" min x 14'10" max / 10' min Double glazed Velux windows to front and rear, double radiator, double built-in wardrobe.

BEDROOM THREE: 16'4" plus door recess x 9'7" max / 7'3" min Double glazed window to rear, double radiator, double built-in wardrobe, feature curved wall and exposed timber beam.

BEDROOM FOUR: 11'9" x 11'9" Double glazed Velux window to front, radiator.

FITTED STUDY/BEDROOM FIVE: 11'9" x 8'2" Double glazed window to front, there is an array of fitted units to both base and wall level including drawers, base units and display cabinet, fitted desk, radiator.

FAMILY BATHROOM: 11'9" x 8'7" Double glazed Velux window to front, matching white suite comprising roll top, claw footed bath, wash hand basin, low flushing wc, separate shower cubicle with glazed splash screen, tiling to walls.

DOUBLE GARAGE: 20'3" x 19'8" Double glazed window to rear, fitted wall units, door to house. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Blue brick patio area to a lawned rear garden flanked by borders having mature shrubs and bushes, dwarf wall, overlooking open fields to rear.

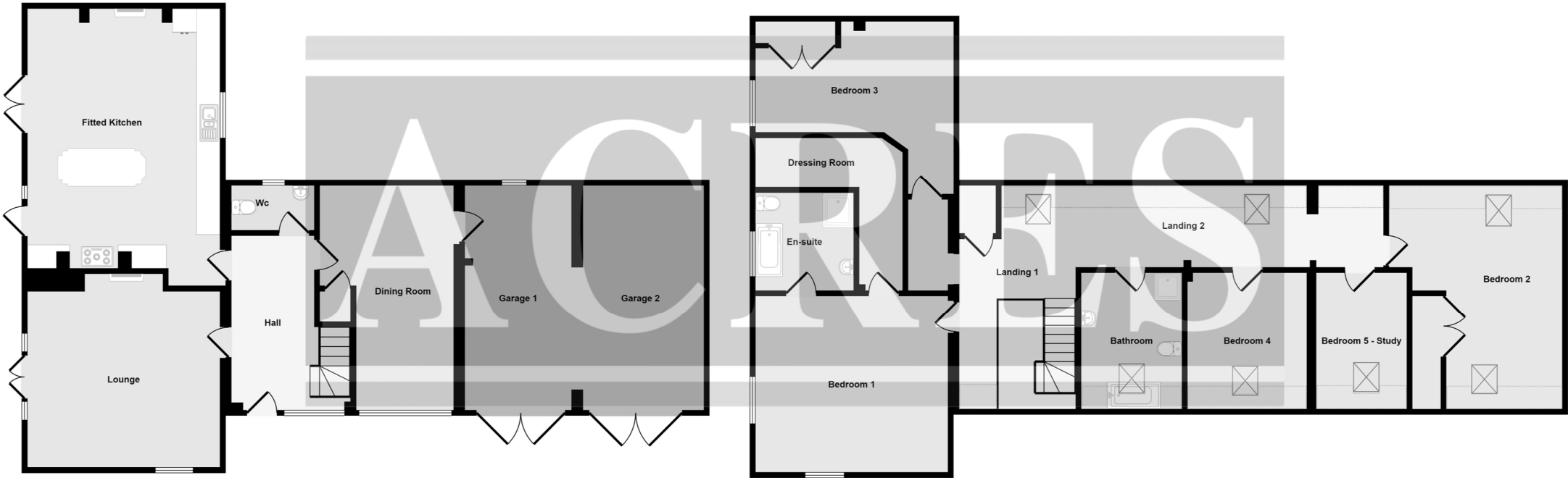


Council Tax Band: G



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Approx Gross Internal Area
280 sq m / 3018 sq ft



Ground Floor
Approx 130 sq m / 1395 sq ft

First Floor
Approx 151 sq m / 1623 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	63 D
39-54	E		
21-38	F		
1-20	G		

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.