



Wadbarn
Berkswell Road | Meriden | CV7 7LB

FINE & COUNTRY

WADBARN

Wadbarn is a magnificent family barn conversion with a blend of original features and contemporary living accommodation, set upon an elevated position overlooking the rolling countryside.



This stunning home is set back via a sweeping private driveway to a double set of electric gates and boasts over 3000 sq ft of accommodation with four very generous bedrooms, all with luxury en-suites, four reception rooms and the heart of the home is a very spacious kitchen with contemporary custom-made solid oak units plus additional dining space and lounge area.

The property extends to over two acres including a superb formal garden and a separate paddock, ideal for the equestrian buyer. There is also a large triple brick-built garage with newly fitted electric doors, which leads onto the paddock with the awe-inspiring views of the British countryside.

Wadbarn is situated on the borders of Meriden and Berkswell, both attractive villages with shops, post office, public houses and primary schools. Solihull 6 miles, Birmingham 12 miles, M6 (J4) 4.5 miles, M42 (J3) 3.5 miles. The area is well served by a range of state and private schools including Solihull School, King Henry VIII and Bablake in Coventry, Warwick School for Boys and King's High School for Girls in Warwick, Kingsley School for Girls and Arnold Lodge in Leamington Spa.



Accommodation summary

When entering Wadbarn you are greeted by the most remarkable and finest oak/brick entrance hall. A really useful place to sit and take your wellies off before storing your coat within the coat-cupboard.

This remarkable family home has a wealth of original features, with stunning natural stone, oak beams, and marble tiled flooring which continues throughout the ground floor and has the further benefit of underfloor heating.

The entrance hall leads to two light and airy open-plan reception rooms, separated by the centrepiece chimney breast with double sided wood burning stove, exposed brick and natural stone, and providing fantastic views over the stunning formal gardens.

There is a further family room leading from the drawing room which makes the ideal 'teenager' room to escape from the parents. Speaking of the parents, there is also a cosy orangery with wood burning stove and glazing across two sides which currently hosts the 'gin cabinet' and offers the perfect space to relax whilst watching the sunrise to sunset.

The downstairs cloakroom has a recently been refitted with a contemporary Kohler suite.

Lastly, a superb, fully fitted dining kitchen with matching fitted utility room. This luxurious kitchen/family/breakfast room benefits from granite work surfaces, custom-made solid oak units with space for dining furniture and oversized sliding doors leading out to the patio for alfresco dining and the awe-inspiring views.







Seller Insight

“We are very proud of the home we have created here, with its natural flow and light filled rooms, the large windows capturing the stunning views of the surrounding countryside.”

“It was the incredible rural situation of the property which first attracted us to Wad Barn,” say the current owners of this superbly appointed West Midlands home. “We were instantly blown away by the amazing elevated views of beautiful countryside which the house affords, as well as the quality of the barn conversion itself, with its characterful charm, high end fittings and attractive stone floors.”

Since moving in, the owners have made various improvements to the property. “We bought the house as an empty shell from the developer,” they say, “so had the unique opportunity to begin with a blank canvas and create our ideal home here. The style of the interiors is contemporary, bright and airy, due to the addition of new, larger windows and huge patio doors, yet retains the original character of the old barn with exposed brickwork and chunky oak beams. Further, we have added two extensions to the existing building during our time here, including a stunning orangery, glazed on two sides to make the most of the views. With a fire blazing in the log burner in winter, it is the perfect place to sit and enjoy a gin and tonic looking out over the countryside. The open plan layout of the ground floor really lends itself to entertaining, too, with the patio doors open onto the garden to provide the perfect indoor-outdoor space to relax with family and friends.”

The wraparound gardens are another favourite feature of the property. “Being south facing, and enveloping the house, the garden enjoys the sun all day,” say the owners, “from the birdsong at sunrise to amazing sunsets over the British countryside, which we love to watch over an evening drink with friends. At just under two and a half acres, the grounds consist of the garden itself with planting, landscaping, and outdoor seating, and a large paddock which provides a great feeling of space around the house.”

The local area has much to offer, too. “Though rural and surrounded by fields, we are within easy reach of local villages, towns and cities,” say the owners. “We really do have the best of both worlds here, from beautiful country walks ending up at a friendly village pub, to evenings out in Birmingham, just 25 minutes away on the train. Solihull, Coventry, Leamington Spa, Kenilworth, and Birmingham Airport are all accessible within 15 minutes, each with their own character and range of shops, facilities and entertainments.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Sleeping Quarters

The feature L-shaped landing is of a generous size, being light and airy with a selection of skylights and windows, character exposed beams and the added benefit of a gallery office workspace, complete with contemporary fitted furniture, ideal for home working.

The spacious principal bedroom offers a vaulted ceiling with character exposed beams and magnificent views over the rolling countryside. With a luxury en-suite bathroom having a stylish three-piece Kohler suite comprising of luxury jacuzzi bath set in a marble surround, wc and hand basin with marble countertop.

The further three generous double bedrooms follow the same ilk, with vaulted ceilings, an abundance of light, character exposed wooden beams and all having luxury Kohler en-suite facilities. Other useful features include a large walk- in airing cupboard and two large loft areas for storage.









Outside

Enter the property via a sweeping driveway leading to a double set of electric gates, leading to ample parking.

Large triple brick-built garage block (586 sq ft) with electric roller shutter doors, power, light, separate isolator and two skylight windows.

The formal gardens have a black Indian sandstone patio which wraps around the southerly aspect of the barn for alfresco dining or enjoying the sunshine on the sun loungers which overlook the stunning lawn with a selection of trees and the idyllic rolling countryside.

There is also a paddock which could be used for equestrian purposes, family pursuits or as additional garden space.











LOCATION

Wadbarn is situated on the borders of the villages of Meriden and Berkswell and sits in the Parish of Berkswell in the Metropolitan Borough of Solihull. Wadbarn is ideally situated in the rural east of the borough, approximately 7 miles west of Coventry city centre and 7 miles east of Solihull. The property provides excellent connections to A45, M6, M42 and M40 with excellent access to the NEC and Birmingham International Airport and the train stations of Berkswell, Coventry and Birmingham International Train Station.





Services

Mains gas, electricity, water, septic tank, telephone and security alarm.

Local Authority

Solihull Metropolitan Borough Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Graham Howell on 07972-61 6405 or 02476 500015

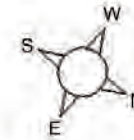
Website

For more information visit www.fineandcountry.com/uk/coventry

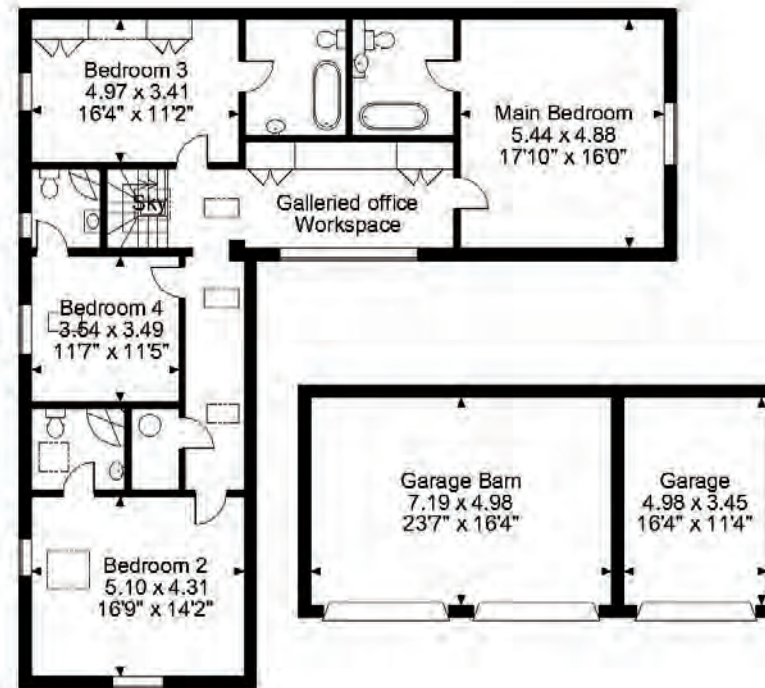
Opening Hours:

Monday to Friday -	9.00 am - 5.30 pm
Saturday -	9.00 am - 4.30 pm
Sunday -	By appointment only

Meriden, Coventry, West Midlands
Approximate Gross Internal Area
Main House = 3087 Sq Ft/287 Sq M
Garage Barn = 586 Sq Ft/54 Sq M
Total = 3673 Sq Ft/341 Sq M



Ground Floor

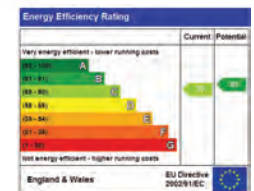


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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GRAHAM HOWELL

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Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

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FINE & COUNTRY

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Fine & Country

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