



Green Farm  
Back Lane | Coleshill | Birmingham | Warwickshire | B46 2AP

FINE & COUNTRY

# GREEN FARM

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*Nestled on a leafy lane and surrounded by greenbelt countryside, set behind your own private gated driveway on its secluded private plot lies this enchanting grade II listed country farmhouse.*



Nestled on a leafy lane and surrounded by greenbelt countryside, the property offers a serene and idyllic setting, while still providing excellent transport links. Parts of the farmhouse date back to the 1500s, adding a sense of history and character to the home. The farmhouse has been thoughtfully refurbished to cater to modern family living, seamlessly blending charm with contemporary comforts. The property consists of a captivating half-timbered farmhouse, with five bedrooms, two ensembles, family shower room, country kitchen, four reception rooms, family dining room, situated on approximately 1.25 acres of stunning grounds that include a pony paddock.

Located in the picturesque village of Shustoke, in the north of Warwickshire, Access to Green Farm is granted through iron gates and a sweeping driveway, welcoming residents to this quintessential Warwickshire country farmhouse. Throughout the property, many original features have been lovingly preserved, such as the antique quarry tiled floor in the hallway and breakfast room, open fires, vaulted ceilings, and exposed timbers, all contributing to its timeless appeal.

#### Ground Floor

Upon entering, a charming reception hall greets guests, providing delightful views and access to the rear gardens through French doors. The breakfast room, a splendid dining space, boasts ample room for a large family table and features dual aspect windows and French doors that lead out to a side courtyard. A convenient storeroom adjoins the breakfast room, offering an ideal space for a sizable pantry. From the storeroom, both the garden and cellar can be accessed.

Retaining its rustic charm, the farmhouse kitchen showcases a brick built chimney above the gas-fired Aga. Handmade pine base and wall cabinets, adorned with a granite bench top and corian sinks, define the kitchen. A second oven and a central island with a solid timber bench top, offering dual aspect views and French doors leading to the patio, make the kitchen the heart of the home.

A formal dining room beckons, with its exceptional high vaulted ceiling, exposed beams, and a feature fireplace complemented by two sets of French doors that open to the rear gardens. A convenient WC, accessible from an additional hallway, is ideally situated for guests.

The utility/laundry room proves to be a practical space, equipped with a Belfast sink and plumbing for a washing machine and dryer. Providing access to the patio and gardens, this room also serves as a handy boot room.

For moments of relaxation, a cozy sitting room/snug awaits, retaining the charm of an open fire and offering lovely views of the front gardens. The drawing room, designed as a superb formal entertaining area or a spacious sitting room for larger families, features split levels. Three sets of windows flood the room with natural light, while an open fire serves as a captivating focal point. The exposed timber adds a touch of elegance, making it a truly special drawing room.





















### First Floor

Ascending to the first floor via a gallery landing, one is greeted by a wealth of exposed timber in the form of beams and doorways. The first floor accommodates a double bedroom with quaint charm and views overlooking the garden and paddock. Adjacent to this room is a further single bedroom with built-in wardrobes, suitable for use as a nursery or walk-in wardrobe, as it can be accessed through the powder room. The luxurious principal suite is also connected to the powder room, boasting a wonderfully romantic sleeping area adorned with a feature fireplace and exposed timbers. The principal suite leads to a large and exquisitely appointed ensuite bathroom, complete with a bath, separate shower, and twin handbasins. Additionally, a sizable study awaits, featuring a range of fitted bespoke storage units, a desk, and a beautiful cast iron fireplace. This study is conveniently situated next to the shower room, which includes a sink and a WC.

### Second Floor

Approaching the second floor from the landing on the first floor, you will be greeted by a skylight and exposed original timber, creating a charming and peaceful reading area. This floor boasts two additional spacious double bedrooms. One of the bedrooms is a large double with a vaulted ceiling and a generous sitting area that offers stunning views across the front gardens. The other bedroom is also beautifully vaulted, exuding a romantic ambiance, and comes with a large ensuite bathroom featuring a centerpiece bath, exposed beams, and ample storage space.











**Outside:**

Outside, the property is surrounded by delightful gardens adorned with herbaceous borders, adding a splash of color and fragrance to the landscape. A magnificent mulberry tree, which has stood the test of time for centuries, stands as a testament to the property's rich history. The grounds also encompass a separate pony paddock, perfect for equestrian enthusiasts. A courtyard gracefully sweeps around the house, providing a serene and private outdoor space. Within the courtyard, you will find a greenhouse, ideal for cultivating plants and enjoying a greenthumb hobby. Additionally, there is a three/four-car carport and ample parking space for multiple vehicles, ensuring convenience and practicality for residents and guests alike.



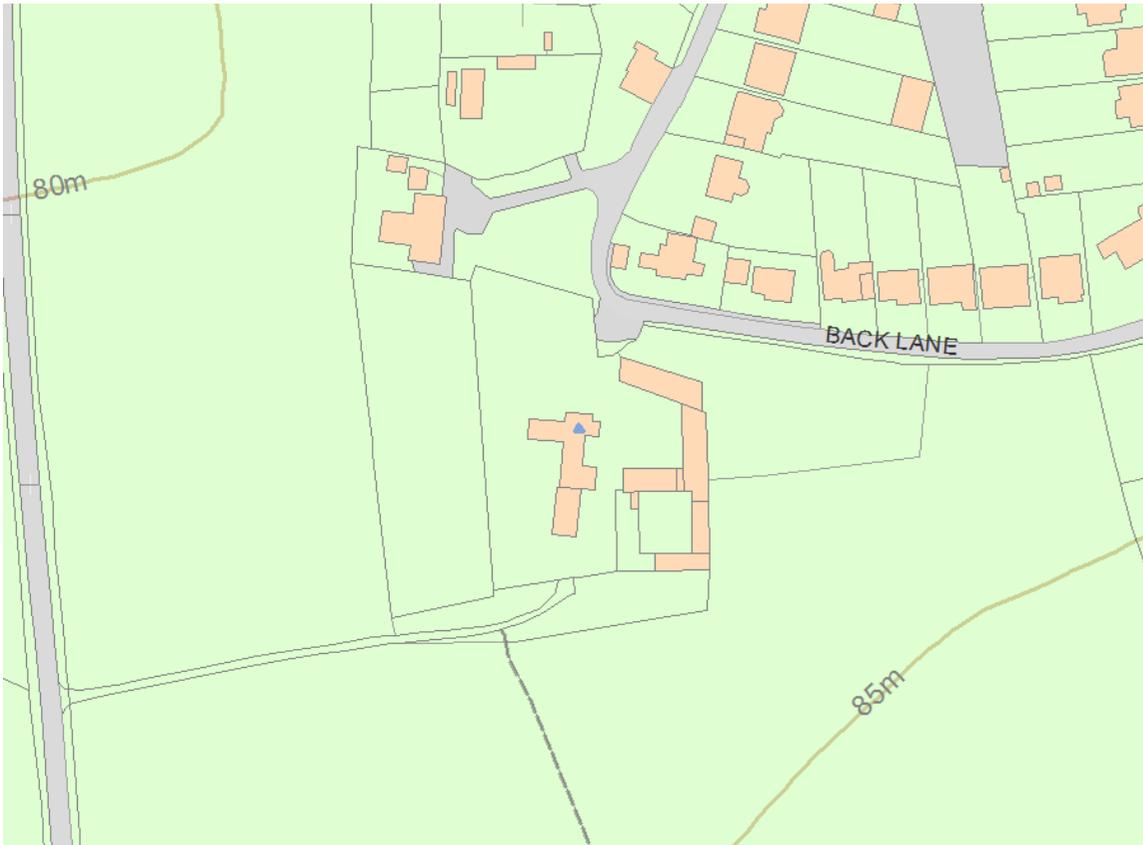


## LOCAL AREA

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Shustoke is a highly sought-after village located in the more eastern part of the West Midlands conurbation in North Warwickshire, situated 2.5 miles northeast of Coleshill (the nearest town), 7.5 miles southwest of Atherstone, 9.5 miles east of Nuneaton and 12.5 miles east-northeast of Birmingham. It includes the sub-village of Church End half-a-mile to the east, where the parish church of Saint Cuthbert's is situated. with ease of access to Birmingham International Airport and rail station, access for the NEC, Ease of commute onto motorways for the M6, M5, M42 & M40.





**Tenure**

The property is Freehold

**Local Authority**

Council Tax Band G

**Website**

<https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>

**Opening Hours**

Monday to Friday 9.00 am - 18.00

Saturday 10.00 am - 16.00

Sunday By Appointment Only





Approximate  
Gross Internal  
Area  
383 sq m / 4123  
sq ft  
Cellar = 20 sq  
m / 215 sq ft  
Garage = 67 sq  
m / 721 sq ft  
Total = 470 sq  
m / 5059 sq ft



EPC EXEMPT





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I have spent over 25 years in the Luxury Property market all over the world, after relocating back to my hometown of Lapworth for my children's education I have partnered with Fine & Country and I focus on not just the home but implementing what I have learnt from working with high net worth clients worldwide. My extensive knowledge of local and the surrounding areas, and the lifestyle that goes with it due to living in the area helps me to build maximum value and help guide the new homeowner through the process and settle into their new home quickly and comfortably. I firmly believe that to stand out from the rest you have to have a proactive approach and differentiate yourself and being a marketing expert in the luxury market and my presence on social media channels gives me the ability to market your property with absolute focus on exposure, presentation and service.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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