



Old Hall Farm House
Main Road | Newton Regis | Tamworth | Warwickshire | B79 0NA

FINE & COUNTRY

OLD HALL FARM HOUSE

A stylish and elegant, Grade II listed, former Farm House with 6 bedrooms, 6 bathrooms, 5 reception rooms and a luxurious self-contained annex. The internal presentation of this remarkable village home is simply exceptional, blending magnificent period features with modern comfort, style and luxury. Old Hall Farm House sits within approximately half an acre of beautifully manicured and landscaped, walled rear gardens, with electronic gated access to the substantial rear courtyard providing ample parking.



Ground floor

The main access to the house is from the side elevation, the light, open hallway gives access to the main sitting room with its large windows and high ceilings, another large reception room currently used as a home office, there is also access to the cellar and the magnificent open plan kitchen with large centre island, integral appliances, beautiful inglenook fireplace, large pantry and access to the 1st floor, annexe and inner lobby. The inner lobby gives access to the rear courtyard, the formal dining room with original cheese presses in situ, large WC and the simply stunning garden room with its inglenook fireplace and incredible vaulted ceilings. There is also a staircase to the first floor.

First floor

Access via the main staircase as well as a second staircase off the kitchen.

There are three double bedrooms, two having stunning views over the church spire, a family bathroom and a door through to further bedroom suites (also accessed via a second staircase).

There are three further bedrooms with en-suites, all containing beautiful, exposed ceiling and wall beams, a staircase leads to the second floor.

Second floor

Further stunning rooms with vaulted ceilings and exposed wall and ceiling beams, one with en-suite, help to emphasise the unique charm on offer with this stunning period home.

Annexe

Accessed via the kitchen, the accommodation contains a cosy lounge area, small, concealed kitchenette, bedroom, bathroom and second floor hobby room/further bedroom. There is also the added benefit of a boot room in the cellar along with a convenient WC.

































Outside

The rear secure parking is accessed via an electronic gate which leads into the beautifully manicured grounds with its walled garden, sweeping lawns and mature beds and borders. There is also an additional driveway parking to the front of the property.

Area description

Residents of Newton Regis enjoy the benefits of semi-rural living, without sacrificing on the convenience and entertainment that a city has to offer.

For decades, residents have benefitted from well connected, reliable transportation links with an easy access to modern infrastructure, including the M42 and M6.

Just five miles southwest from the village sits the town of Tamworth with plenty of things to do on a day out. The market towns of Sutton Coldfield and Lichfield, also located nearby, are popular destinations for residents with excellent, modern eateries and local attractions to visit any time of the year.

Feature bullets:

1. Beautiful period features
2. Stunning modern interior
3. Luxurious self-contained annex
4. Village location
5. Secure parking
6. Beautiful walled garden
7. Approximately half an acre plot
8. Freehold
9. Council Tax band: G
10. Grade II Listed



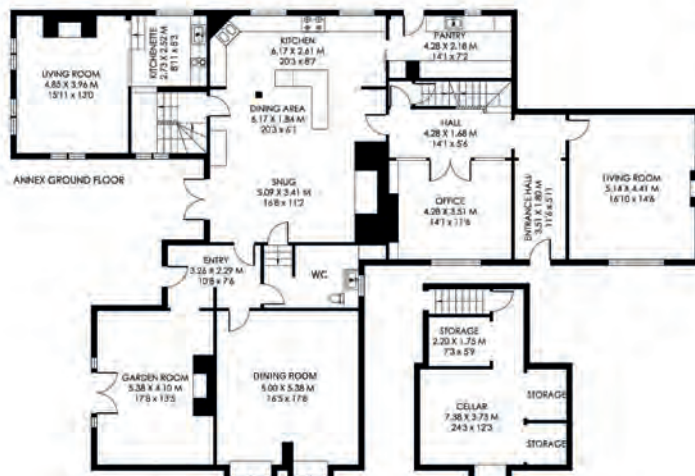




ANNEX-CELLAR



ANNEX SECOND FLOOR



ANNEX GROUND FLOOR

CELLAR



ANNEX FIRST FLOOR

GROUND FLOOR

FIRST FLOOR



SECOND FLOOR



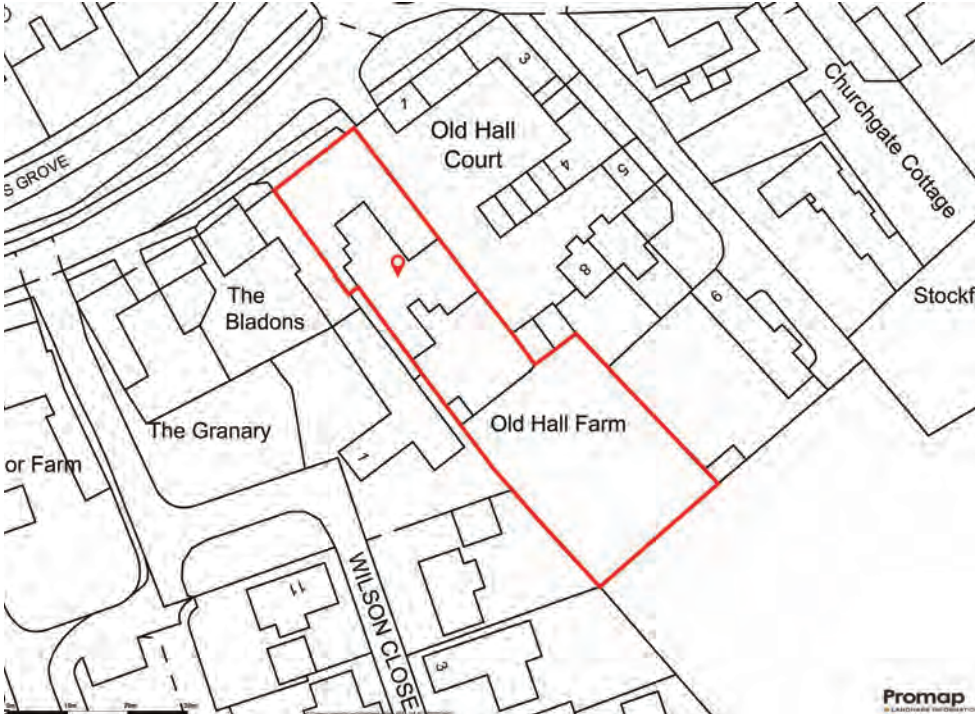
THIRD FLOOR



APPROXIMATE GROSS INTERNAL FLOOR AREA	
MAIN HOUSE :	5917 SQ FT
ATTIC & LOW CEILINGS :	271 SQ FT
TOTAL AREA :	6188 SQ FT

EPC Exempt

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



Services

Utilities – Mains gas, electricity, water, sewers and drainage.

Heating – Gas Central Heating

Tenure - Freehold

Property Type – Detached house

Construction Type – Standard – brick & tile

Council Tax – North Warwickshire Borough Council

Council Tax Band - G

Parking – Off road, secure parking for up to 6 vehicles

Mobile phone coverage - 4G & 5G Mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Ultrafast FTTP Broadband connection available - we advise you to check with your provider.

Special Notes

The property falls within Newton Regis conservation area.

The property title contains an easement relating to the right to light or air.

Website

For more information visit www.fineandcountry.com





GARY DELANEY

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Over 20 years' delivering and managing professional, award-winning and top-ranking property services.

My passion for the property industry has seen me establish several award-winning sales and lettings businesses in Warwickshire and Worcestershire, after a successful career working for large and small independent agencies as well as the corporate sector. Specialising in the higher quartile of the property market, I have experience in valuing land and equestrian, along with prime city and country residences.

My estate agency business training and consultancy services have been employed by various property agencies over the years, this involved me having access to all levels of the business to implement best practice throughout the company, including mentoring for senior and junior management employees.

I hold both National Association of Estate Agents and Association of Residential Letting Agents qualifications

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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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