



**The Farmhouse at Bodymoor Green Farm,
Coventry Road, Kingsbury, B78 2DZ**

**PAUL
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EXCLUSIVE & RURAL HOMES

The Farmhouse at Bodymoor Green Farm.

A spectacular refurbished farmhouse at the heart of a small development on the borders of Nether Whitacre and Kingsbury bursting with character and charm. Having been meticulously and thoughtfully restored by the current owners, this beautiful home now offers two generous reception rooms, large farmhouse kitchen/diner, utility room, stunning central staircase, six double bedrooms, three bathrooms, double garage with room attached, delightful gardens and a separate paddock of approx. 1 acre (available by negotiation). The property provides the best of both worlds giving you the feeling of a rural home yet being within easy reach of urban civilisation and the motorway network. The market town of Coleshill is just over four miles away with Tamworth less than 7 miles. The NEC and Birmingham International Airport are also within nine miles

Come inside:

With ample parking to the front and rear of the property, a gravel path leads you to the main entrance door and into the welcoming reception hall with original quarry tiled floor. A stunning central staircase leads to a galleried landing and doors radiate to the two reception rooms, the kitchen/diner and the rear lobby which in turn gives access to the utility room, guest wc and further entrance door leading to the shared courtyard. The beautifully presented living room oozes character with original exposed timbers to the ceiling, herringbone oak floor, walk-in bay window and feature brick fireplace with log burner providing a delightful focal point. To the other side of the hall is the equally impressive dining room which is currently being used as a playroom. Having a walk-in bay window overlooking the gardens, exposed timbers to the ceiling and traditional oak framed inglenook fireplace with log burner. The traditional farmhouse kitchen has plenty of space for a large table and chairs and benefits from a range of bespoke wall and base units with marble work surfaces over. Space in the old chimney breast is provided for a range style cooker and there is space for an American style fridge/freezer. Original quarry tiled flooring, exposed brickwork and original beams add to the charm and aesthetics of this lovely room. The utility room is the perfect place to kick off muddy boots with a Travertine limestone tiled floor and a range of base units providing plenty of storage solutions. For muddy paws, there is even a handy dog bath for washing off your four-legged friends!

Moving to the first floor, the large split level galleried landing provides a feeling of grandeur with lots of natural light flooding in through a large window overlooking the courtyard. A few steps lead up to two of the bedrooms and a shower room and a few steps lead down to two bedrooms and a wc. The principal bedroom suite is wonderful with views over the rear garden and an area dedicated to storage with a wall of fitted wardrobes which in turn give access to the luxurious en-suite. The elegantly designed en-suite has the feel of a boutique hotel and features a contemporary free-standing bath, twin sinks, separate open shower cubicle and wc. Leading on from the principal bedroom and accessed from the landing too is a further bedroom currently being used as a nursery but could easily be used as a dressing room if so desired. Two further beautifully decorated and presented bedrooms and a family bathroom with roll top bath, separate shower cubicle, twin sinks and wc complete this floor. Moving up two further gorgeous bedrooms have been finished to a beautiful standard with large skylights to the rear and windows to the side. These bedrooms share a contemporary styled shower room with enclosed shower cubicle, wash hand basin and wc.

Come Outside:

The gardens are a true delight and have been kept in a traditional style with lots of planted areas, shaped lawns, gravel paths and trees offering plenty of places to relax, entertain and to play. Extending from the garden is a generous gated driveway leading to a large double garage with room attached which would make an ideal gym, home office or even a potential annex having electric, water and drainage all connected. In addition to the garden is a paddock measuring approx. 1 acre providing plenty of options and potential for stabling which is available by negotiation. In all, the property sits in approx. 1.5 acres.































Additional Information

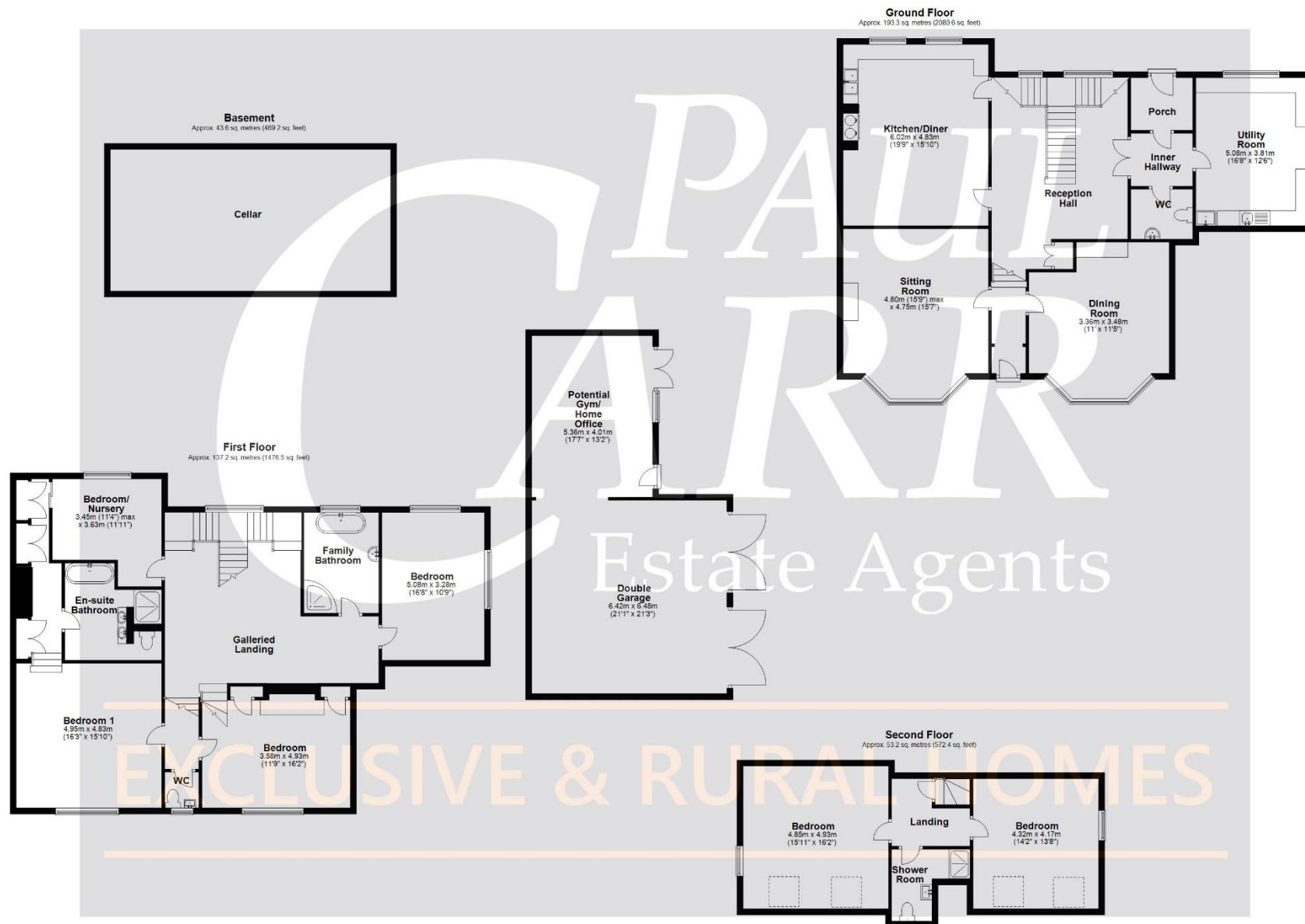
Freehold

EPC Rating

E

Council Tax Band

F



Total area: approx. 427.2 sq. metres (4598.8 sq. feet)

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. Plan produced using PlanUp.

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