



Park Farm Barn  
Chillington Lane, Codsall, WV8 1QF

peterjames  
PROPERTY

# Park Farm Barn

An incredible 8-bedroom detached barn conversion sitting between Codsall and Brewood, enveloped by glorious countryside

- Entrance hall
- Dining/billiard room
- Family lounge
- Vast farmhouse kitchen
- Utility
- Fantastic orangery with home cinema
- Ground floor bathroom
- Two ground-floor en suite bedrooms
- Four further ground-floor bedrooms
- Two first floor en suite bedrooms, including one with kitchenette
- First floor sitting room
- First floor WC
- Private courtyard garden
- Gated driveway
- Vast 24ft workshop space and double garage with potential as annex, having shower room and WC



# Park Farm Barn

Nestled in the peaceful Staffordshire countryside, Park Farm Barn demands immediate attention to fully appreciate its welcoming ambience and impressive proportions. This beautifully appointed property is located close to the established village of Codsall, providing a wealth of amenities, rail links, and schooling to all levels. Originally converted from an agricultural barn in 2004 and elevated to a high standard of modern luxury, this capacious 8-bedroom detached barn conversion now boasts a spacious orangery complete with an enviable home cinema system. This fabulous entertainment space complements the family lounge, a further generous reception room with a characterful inglenook fireplace, a dining/games room, and a 27ft farmhouse kitchen served by the invaluable utility. With two en suite bedrooms, a bathroom, and four further doubles on the ground floor, the property offers a variety of versatile spaces ideal for large families. Upstairs, a comfortable first-floor sitting room leads into a sizeable en suite bedroom with kitchenette, perfect as a self-contained flat for family members requiring a little more privacy, in addition to an additional en suite bedroom and first-floor WC.

Beyond the house, the property includes a separate substantial building offering a 24ft workshop, a shower room, and WC, with immense potential for an accessible, single-storey annex if required. The possible uses for this space encompass independent living for relatives, a studio, office space, and many others. More than ample parking is provided in addition to the double garage and the courtyard garden with charming timber summerhouse provides a tranquil outdoor retreat.

Glazed double doors open to the **entrance porch**, where coloured lettering to the secondary timber door announces the name of the property – Park Farm Barn. Once inside the vast **breakfast kitchen**, one is immediately struck by the generous proportions and the high ceiling with exposed supporting beams. A welcoming family atmosphere is retained by a clever use of the central space, where a split-level island unit combines bench seating with storage and worktop space. Cream country-kitchen units beneath solid oak worktops offer more than ample storage and the kitchen boasts a wonderful, antique cast-iron Cornish range, an evocative piece which enhances the timeless ambience of the space. Off the kitchen, the elegant **master bedroom** is a relaxing space with high vaulted ceiling and dual-aspect windows. Most of the bedroom windows have been triple-glazed and fitted with mirror-effect privacy glass. The **master en suite** features white fittings and a spacious walk-in rain shower, setting the tone for the properties' remaining bathrooms. Across the kitchen, a step leads through imposing double timber doors to the **dining or billiard room**, easily large enough to house encompass a full-sized snooker table. A wide archway flows toward the remaining ground-floor accommodation, including the **family bathroom**. A further five double bedrooms offer generously proportioned accommodation across the ground-floor, including one with patio doors and another with **en suite bathroom**. Another, **bedroom six**, possesses a connecting door to **bedroom seven**, which could prove invaluable as a self-contained bedroom and lounge combination. The stunning **family lounge** showcases solid-oak flooring and imposing brick inglenook fireplace, with beautiful decorative brickwork to the chimney-breast and a pretty leaded, coloured window.



A large Coalbrookdale cast-iron wood-burner occupies the wide fireplace, featuring an ornate tracery design. Off the lounge, the fabulous **orangery** is a truly unusual space beneath a self-cleaning, solar-reflective glazed ceiling. The impressive solid oak bar is constructed around reclaimed whisky barrels and the entertainment facilities comprise a Bluetooth speaker system and home-cinema style projector unit.

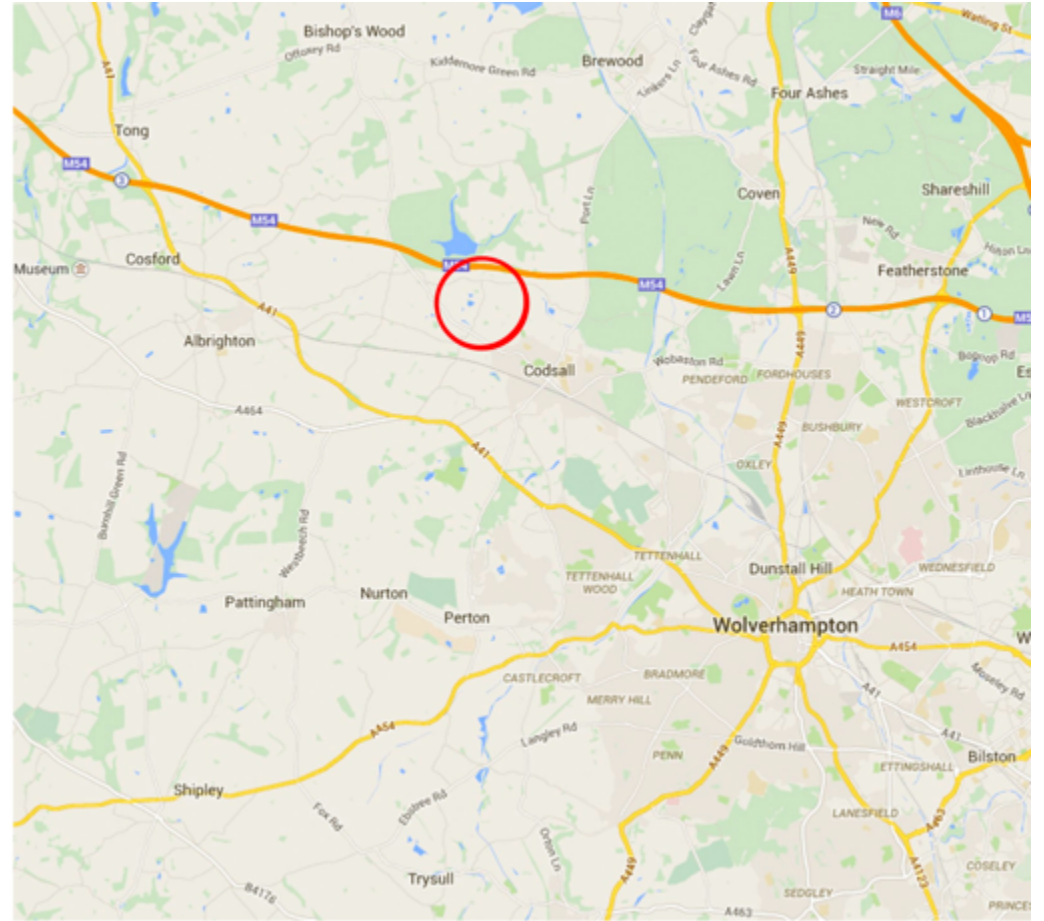
From the hallway, a helical staircase rises to the brightly lit galleried landing, with a **double bedroom** off. Across the landing, a further **self-contained living suite**, just under ten metres in length, provides a fantastic independent living space with kitchenette and living area, divided by a low wall.

The generously proportioned **en suite** enjoys a luxurious, sunken, circular Jacuzzi-style bath.

At the front of the property, extensive gravelled parking is provided behind electric gates, leading towards a **double garage** with timber doors. Currently used as a workshop space, the garage opens up into a long additional space suitable for various uses, with **WC** and **shower room**, and has huge potential for conversion to suit virtually any purpose. The bi-folding exterior doors and utility connections would enable easy conversion to create a self-contained, single-storey annex if desired. At the rear, the pretty courtyard garden is entirely private and enjoys a characterful glazed summerhouse. The property is surrounded by fields, stretching behind the property to ensure peace and tranquillity. A paved path provides access to a timber shed, a separate log store, and barrel store, housing the bar supplies.

## Situation

Enveloped by open countryside, this incredible home is less than a mile from the centre of Codsall, an established south-Staffordshire village providing rail access, schooling to all levels, and a choice of convenient shops and services. The property is just four minutes' drive from St Nicholas First School in Codsall and the peaceful location is nevertheless very convenient for commuting. The M54 and M6 motorways, the A449, A41, and A5 are all within a twelve-minute drive of the house. Codsall offers a choice of well-regarded schools to all levels, and an excellent range of independent schooling is also available nearby, including Tettenhall College, Wolverhampton Girl's High, and Wolverhampton Grammar. Birchfield Preparatory School and St Dominic's at Brewood are also close at hand.



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**EPC** - The EPC is attached to these particulars. If it has become detached or is lost please contact us for a further copy.

**Fixtures and Fittings** - All carpets and curtains are excluded from the sale but may be available by separate negotiation.