



RED BARNES, WALSAL END LANE, HAMPTON-IN-ARDEN, B92 0HX  
ASKING PRICE OF £950,000





- XX

Grade II Listed Country House
- XX

Set Behind Private Gated Entrance
- XX

Five Bedrooms
- XX

Three Bathrooms
- XX

Four Reception Rooms
- XX

Impressive Siematic Breakfast Kitchen

- XX

Set Within Approx. 2.5 Acres
- XX

Stunning Countryside Views
- XX

Conservatory

PROPERTY OVERVIEW

Walsal End is a small rural hamlet dominated by several Grade II listed timber framed buildings which enjoy immense character and a pleasant rural atmosphere. So pleasant is the area that in 1991 Walsal End was designated and approved to be an area of conservation status; 'an area of special architectural/historic interest, the character or appearance of which is desirable to preserve or enhance'.

'Red Barns' is a Grade II listed building residence standing on the edge of the hamlet and enjoys the most superb views over the adjoining fields, countryside and in the distance, West Midlands/Barston golf course. Set behind a private gated entrance the accommodation enjoys a wealth of exposed beams, brickwork and many original features, well preserved and presented throughout. The property has attractive elevations, a detached double width garage with attic/games room above, patios to three sides and delightful gardens and grounds extending to approximately 2.5 acres.

Situated within a conservation area this impressive home has been lovingly restored and boasts a bespoke conservatory and oak windows. The fabulous breakfast kitchen benefits from a fitted Siematic kitchen with Aga and under floor heating. The ground floor also comprises a spacious entrance hall, dining room, study, two sitting rooms, two fitted cloak rooms and two stair cases. A spacious landing on the first floor leads to five bedrooms, all of which enjoy vaulted ceilings; there are also three bathrooms. Outside, a detached double garage has a useful studio and storage above.

Barston, the neighbouring village, has a wealth of many 17th century buildings and reputable inns 'The Bulls Head' and 'The Malt Shovel'. Hampton in Arden is within just two miles and has an historic church with Norman origins, local stores, inns and a railway station linking Birmingham International with London Euston. Knowle village is within just three miles and has a High Street of many period and character buildings. Solihull town centre, within five miles, provides further and more comprehensive facilities including Touchwood; a large shopping centre which incorporates a John Lewis department store. Junctions 5 and 6 of the local M42 lead to the Midlands motorway network, the NEC and Birmingham International Airport and Railway Station.

Red Barns is entirely surrounded by its own immaculately maintained, quintessentially English grounds together with its own Rose garden. There are well laid lawns, clipped Yew hedges and around two acres of additional lawn and paddocks.



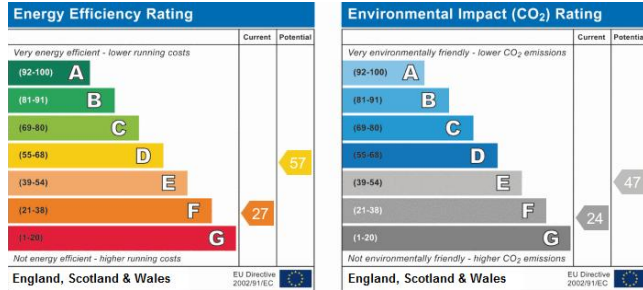
PROPERTY LOCATION

Hampton in Arden is a most delightful village and provides excellent local amenities with stores, inns, historic church with Norman origins, Doctors surgery, railway station and many local village groups and clubs. The village is also surrounded by open green belt countryside and is within just four miles of Solihull town centre which provides further and more comprehensive facilities. Meriden, Barston and Knowle are all neighbouring villages whilst junctions 5 and 6 of the local M42 lead to the Midlands motorway network, centres of commerce and culture.

COUNCIL TAX	Band G
TENURE	Freehold
SERVICES	Oil, mains electricity, septic tank
BROADBAND	Sky - Fibre Optic
GARDEN	All aspects

ITEMS INCLUDED IN THE SALE

AGA four-oven range, integrated induction hob, microwave combination oven, fridge freezer, dishwasher, carpets, curtains and lights



**HALL**  
14' 1" x 12' 4" (4.28m x 3.77m)

**DINING ROOM**  
13' 7" x 12' 4" (4.14m x 3.76m)

**STUDY**  
11' 8" x 8' 8" (3.56m x 2.64m)

**KITCHEN/BREAKFAST ROOM**  
20' 6" x 11' 8" (6.25m x 3.55m)

**BOILER ROOM**

**PANTRY**

**UTILITY**  
11' 1" x 8' 1" (3.37m x 2.46m)

**CONSERVATORY**  
12' 2" x 10' 8" (3.72m x 3.25m)

**SITTING ROOM ONE**  
16' 3" x 15' 7" (4.96m x 4.75m)

**SITTING ROOM TWO**  
16' 3" x 11' 6" (4.96m x 3.50m)

**REAR LOBBY**  
11' 11" x 9' 9" (3.63m x 2.97m)

**GUEST CLOAKROOMS**

**FIRST FLOOR**

**MASTER BEDROOM**  
16' 3" x 16' 3" (4.95m x 4.95m)

**BEDROOM TWO**  
16' 4" x 11' 5" (4.99m x 3.49m)

**ENSUITE**

**BEDROOM THREE**  
13' 7" x 12' 10" (4.13m x 3.90m)

**BEDROOM FOUR**  
12' 0" x 12' 0" (3.67m x 3.67m)

**ENSUITE**

**BEDROOM FIVE**  
12' 4" x 8' 2" (3.77m x 2.50m)

**BATHROOM**

**OUTSIDE THE PROPERTY**

**GARAGE**  
19' 4" x 16' 8" (5.90m x 5.09m)

**GARAGE FIRST FLOOR**

**STUDIO**  
19' 3" x 16' 5" (5.87m x 5.00m)

**GARDEN**













GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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