



MANOR HOUSE FARMHOUSE

Wishaw, Sutton Coldfield



A DETACHED FOUR-BEDROOM COUNTRY HOUSE EXTENDING TO 2,930 SQ FT IN GROUNDS OF ABOUT 1.9 ACRES WITH POTENTIAL TO UPGRADE.

Summary

Manor House Farmhouse (Currently registered as a Care Home) – About 2,930 sq ft

Hall | Cloakroom | Study | Drawing room | Dining hall | Kitchen/breakfast room | Utility room

Lower ground floor with cinema room, games room, bathroom and wine store

First floor gallery landing | Four bedrooms | Three bathrooms, two en suite

Attractive gardens and block paved parking

In all about 1.9 acres

Distances: Central Birmingham 10 miles, Sutton Coldfield 3 miles, Coventry 11 miles, Solihull 14 miles

M42 Junction 2.5 miles, M6 Toll junction 2 miles, Birmingham International Airport/NEC 10 miles

(All distances are approximate)



SITUATION

Wishaw is a small village in north-west Warwickshire, and the home of The Belfry Hotel and Golf Course and spa, which has hosted the Ryder Cup on four occasions. The village has The Cock Inn public house, Wishaw golf club and St Chads parish church. Wishaw is well placed for access to regional centres and the motorway network.

The highly regarded town of Sutton Coldfield, about 3 miles away, provides an excellent choice of shops, restaurants and schooling, including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School.

There are several train stations close by, including Butlers Lane and Four Oaks providing access to Lichfield Trent Valley, which has a direct train to London Euston in just 1 hour 15 minutes, and to New Street Station in Birmingham.

Sutton Park offers great scope for walking, golf and a variety of outdoor pursuits.





MANOR HOUSE FARMHOUSE

Manor House Farmhouse was built in 1997, in recent years the house has been used as a care home in a lovely setting. The property will benefit from internal refurbishment to create a lovely family home in a large private garden.



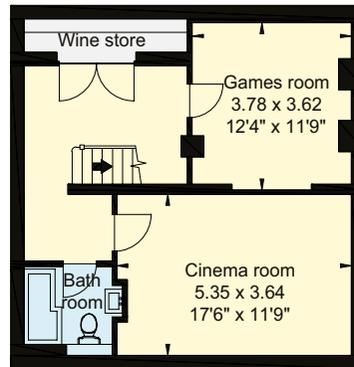
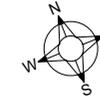


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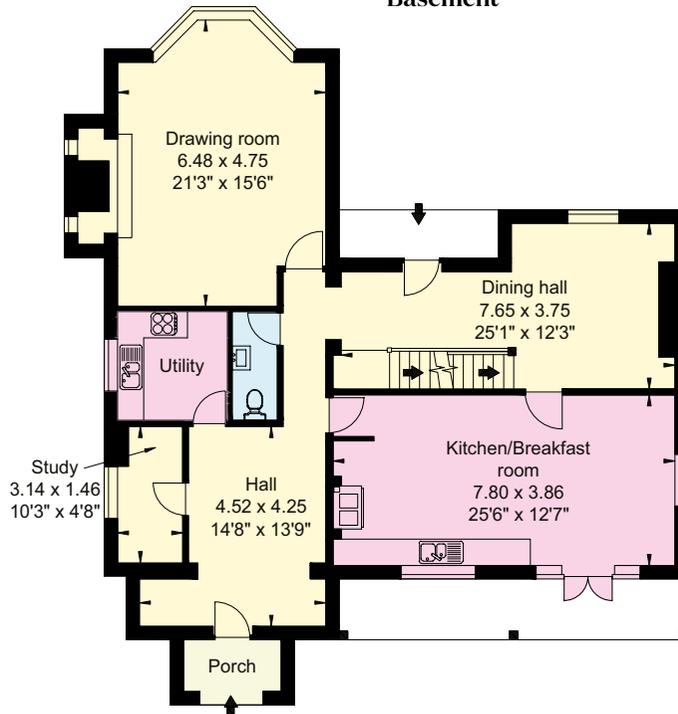
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Denotes restricted
head height

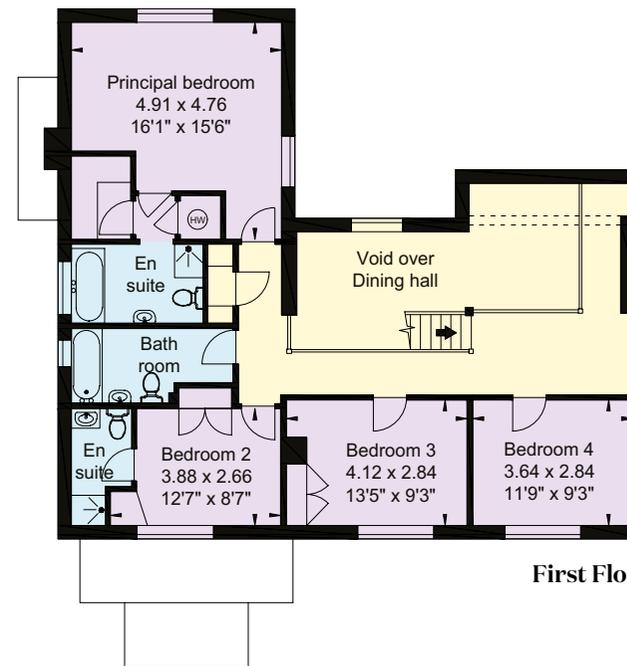
Not shown in
actual location /
orientation



Basement



Ground Floor



First Floor

Approximate Gross Internal Area
Manor House: 272 sq m (2,930 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDENS AND GROUNDS

With its own access off Bulls Lane, Manor House Farmhouse stands in mature grounds with lawns, trees and shrubs with block paved parking. Covered veranda to rear (south side).

PROPERTY INFORMATION

Tenure: Freehold

Note: A change of use planning consent will be required for the property to revert back to Class C3 residential use.

Services: Mains water and electricity are connected. Private drainage system. Telephone and broadband. Oil fired central heating.

Local Authority: Birmingham City Council.

Council Tax: Manor House Farmhouse – Band A

EPC Rating: Manor House Farmhouse – E

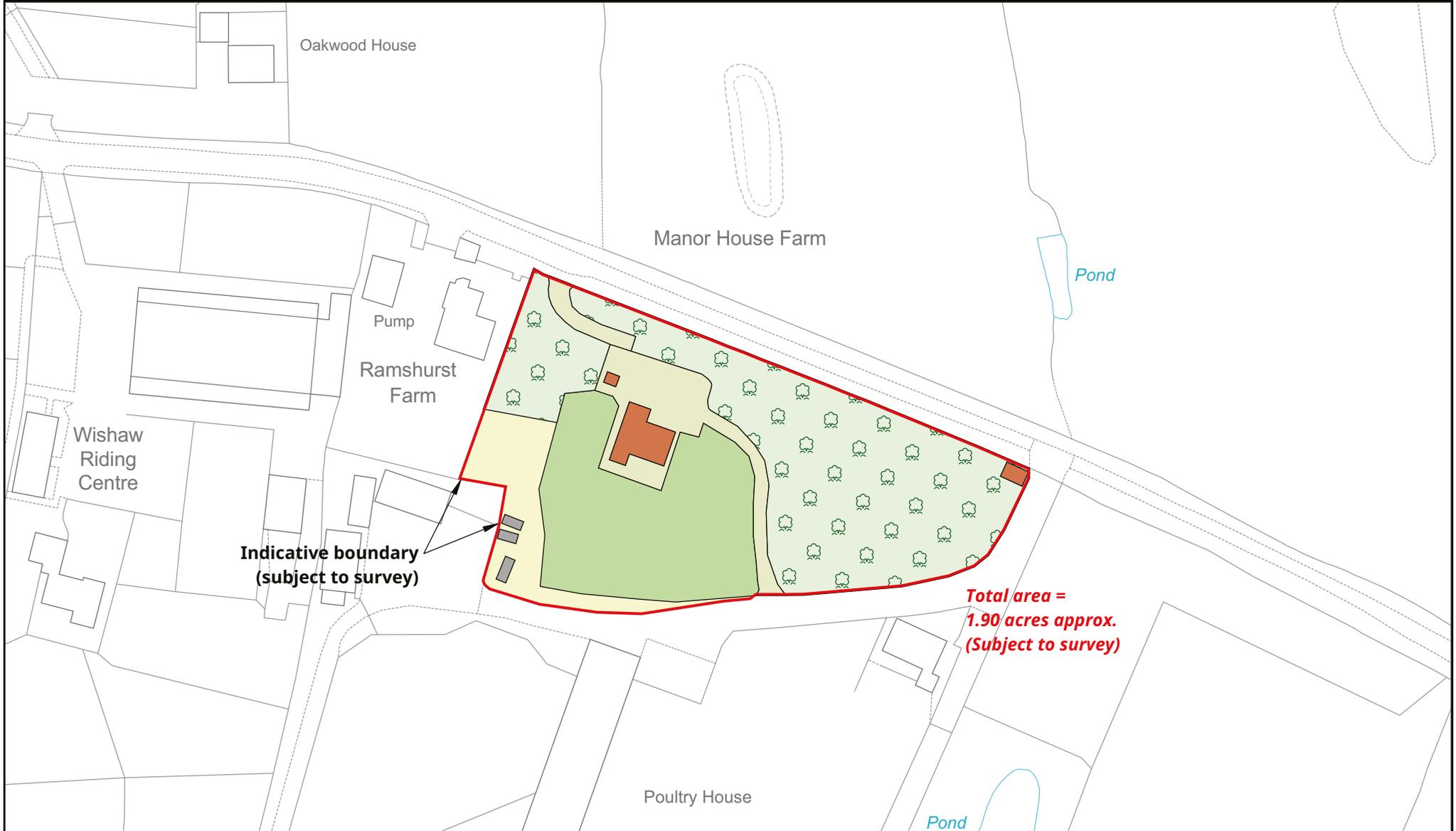
Directions (B76 9QW): Manor House Farmhouse is on Bulls Lane, From the Cock Inn at Wishaw, proceed along Bulls Lane and the entrance to the property will be found on the left hand side identified by the Knight Frank sale board.

What3words: ///bravo.note.spins

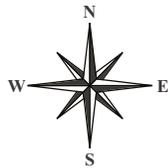
Viewing: By prior appointment only through the agents.



Manor House Farm House



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Date: 29:01:26 Drawn By: CW Scale: 1:1300 @ A4 Plan Ref: 20543.1

Title
Manor House Farm House

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I would be delighted
to tell you more.

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Date: 05 March 2026
Our reference: STR012665730

Manor House Farmhouse, Bulls Lane, Wishaw, Sutton Coldfield, B76 9QW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£975,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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