






WARREN HOUSE FARM, 191 WALMLEY ROAD

Sutton Coldfield, West Midlands, B76 2PP



ONE OF FIVE VESEY HOUSES REMAINING

This is a truly rare opportunity to own one of Sutton Coldfield's historic Vesey Houses, dating back to around 1540 and built by Bishop John Vesey on his return to the town.

			EPC
5	2	3	TBC

Local Authority: Birmingham City Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, water, gas and drainage.

Agents Note: Warren House Farm is Grade II listed.

Guide Price: £895,000



WARREN HOUSE, 191 WALMLEY ROAD

Warren House Farm is one of only five known surviving Vesey Houses and is packed with character, history, and original features, including its remarkable stone spiral staircase.

The property offers spacious and versatile accommodation with four/five bedrooms, four reception rooms, two bathrooms and a charming kitchen full of period character.

Throughout the home, exposed beams, original stonework, traditional fireplaces, and centuries-old architectural details create a unique atmosphere that reflects its rich heritage.









THE PROPERTY

The ground floor includes a welcoming reception hall, a characterful living room with an impressive fireplace, a separate dining room or snug, a bright garden room overlooking the grounds, and a traditional kitchen with access to a range of useful outbuildings.

The original stone spiral staircase sits alongside a more modern staircase, providing both practicality and a fascinating link to the home's past.







UPSTAIRS

Upstairs, the principal bedroom enjoys views over the gardens and showcases beautiful, exposed beams.

Additional bedrooms provide flexible family accommodation, while the large family bathroom features a freestanding bath as its centrepiece.

The second floor offers further living space with a spacious landing or sitting area and an additional bedroom full of period charm.

Combining historical significance, original features and excellent future potential, Warren House Farm represents a unique opportunity to acquire an exceptional piece of Sutton Coldfield's history.





GARDENS & GROUNDS

Outside the property is approached through gated access onto a generous gravel driveway leading to a double garage. The mature rear gardens are beautifully maintained offering lawns established borders seating area and excellent privacy.

A range of outbuildings and storerooms are included together with four attached stables that offer exciting potential for conversion or integration into the main house, subject to the necessary planning permission.







LOCATION

Warren House Farm enjoys a highly desirable setting on the outskirts of Sutton Coldfield, a historic and affluent town renowned for its green spaces, excellent schooling and superb connectivity. The property combines a semi-rural feel with convenient access to everyday amenities, offering the best of both countryside living and town convenience.

Sutton Coldfield town centre provides an excellent range of shops, restaurants, cafés and leisure facilities, while the nearby Mere Green offers further boutique shopping and dining options. The area is particularly well known for its outstanding selection of both state and independent schools, making it especially attractive for families.





For commuters, there are excellent transport links with regular rail services from Sutton Coldfield and Four Oaks stations into Birmingham and beyond, while the M6, M42 and A38 are all easily accessible, providing straightforward connections to the wider motorway network.

The surrounding area is rich in natural beauty, with Sutton Park – one of Europe’s largest urban parks – just a short distance away, offering extensive walking, cycling and equestrian routes across some 2,400 acres of parkland.

Warren House Farm’s setting perfectly balances privacy, heritage and accessibility, making it an exceptional location for both family life and entertaining.





Warren House Farm, Sutton Coldfield

Approximate Gross Internal Area

Main House = 294 sq.m/3169 sq.ft

Outbuilding = 116 sq.m/1247 sq.ft

Garage = 34 sq.m/365 sq.ft

Total = 444 sq.m/4781 sq.ft

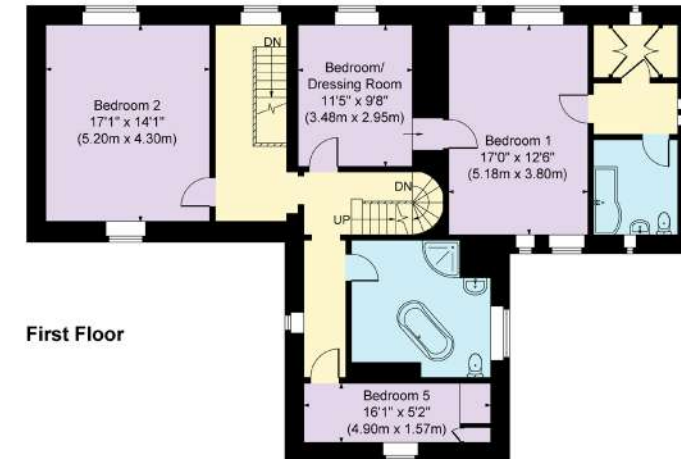
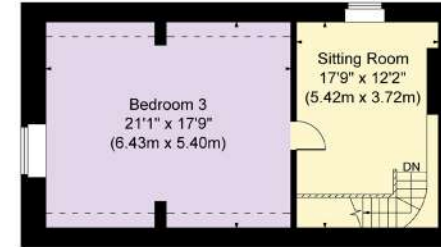
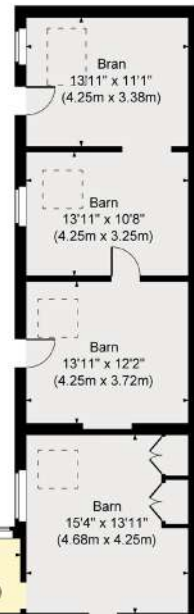
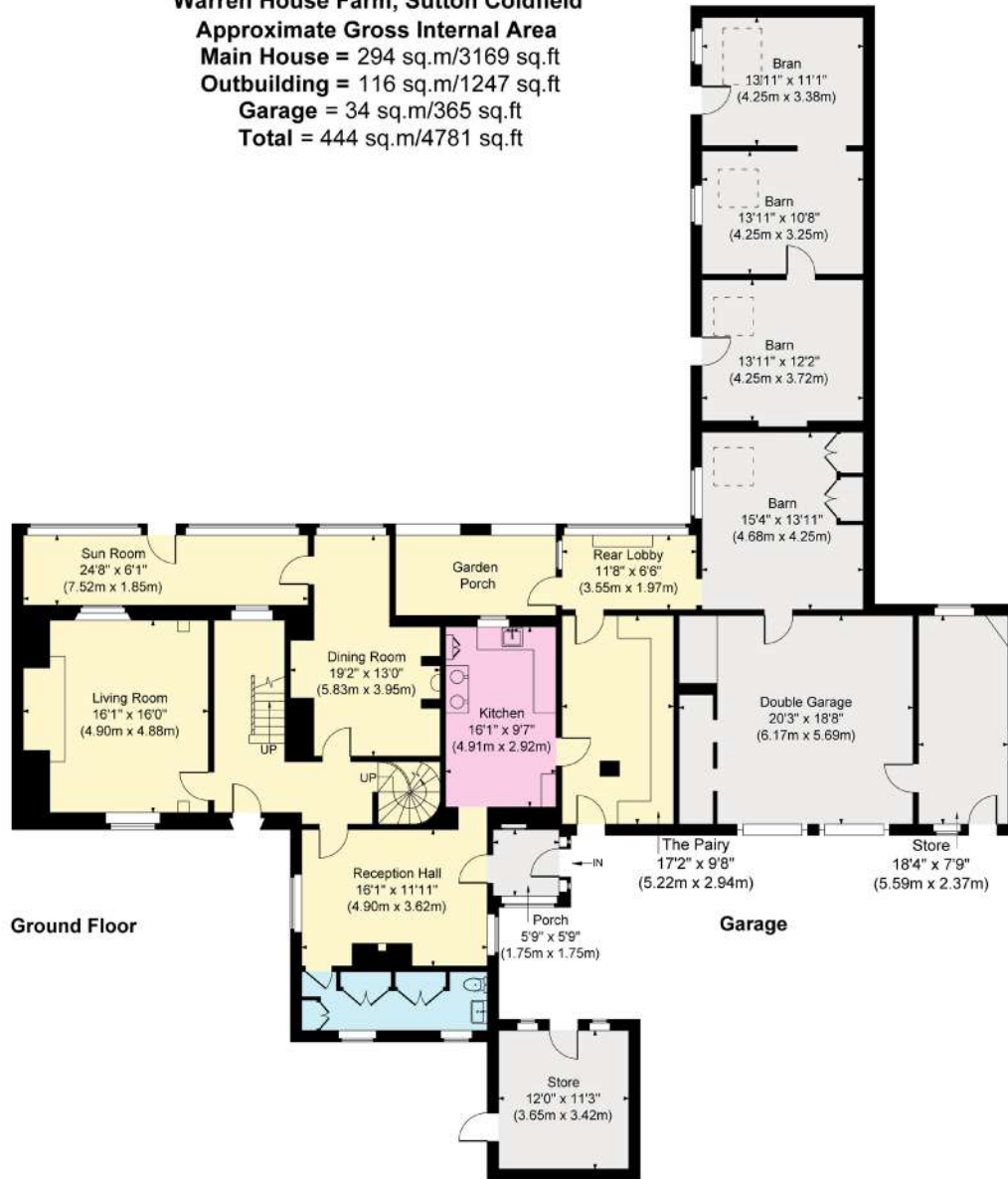


Illustration for identification purposes only, measurements are approximate, not to scale.

We would be delighted
to tell you more.

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