Peddimore Hall Farm, Minworth, Sutton Coldfield

BESPOKE
by northwood

OIRO £1,150,000

5 3 3

Key Features

- Private Driveway
- Ensuite Bathroom
- 5 Spacious Double Bedrooms
- Mature Gardens
- 2 and Half Acres
- 3 Grand Reception Rooms
- EPC rating Exempt
- Freehold

Built by William Wilson for William Wood—a prominent Royalist and Warden of the Sutton Corporation—the manor is a Scheduled Ancient Monument and a striking example of 17th-century architecture. The red brick construction with red sandstone angle dressings and molded plinth evokes the character of the era, while the dramatic drawbridge entrance adds a sense of grandeur.

Internally, the property boasts expansive living areas, with multiple reception rooms that overlook the surrounding moat and beautifully landscaped grounds. Each space reflects the home's rich heritage, with original period features thoughtfully preserved throughout.

Set within approximately 1.5 acres of mature gardens, the property provides an idyllic and private outdoor setting. In addition to the formal grounds, the sale also includes a further 1-acre paddock—ideal for those with equestrian interests, or simply looking for extra space for recreation or hobby farming.

While carefully maintaining its historic character, the house has also been updated with modern amenities to ensure a comfortable lifestyle. It successfully combines the elegance of a bygone era with the convenience of contemporary living.

Located within easy reach of local amenities in Minworth and Sutton Coldfield, and with excellent transport connections to Birmingham and the wider region, Peddimore Hall Farm is ideally positioned for those seeking countryside tranquility without sacrificing accessibility.

This is a rare opportunity to acquire an extraordinary period home—rich in history, full of character, and now offered with both landscaped grounds and a versatile paddock, all in an enviable and secluded setting.

Agents Notes:

The property and moat are Grade II listed.

There is no mains gas to the property and no mains drainage to the property.

There is LPG fired central heating and a new private drainage treatment plant installed.

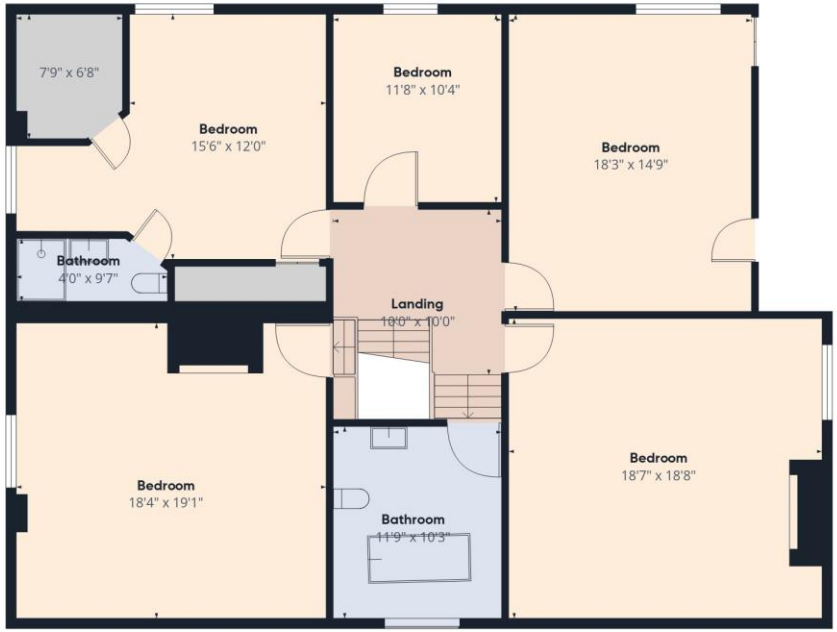
As per Land Registry document, the clients are not selling all of the land within their ownership.

Services: LPG central heating. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof /source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use GoTo Group to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £40.00 + VAT per buyer / donor will be required to be paid to the GoTo

Group direct when an offer is agreed and prior to a sales memorandum being issued.

Floor 0



Floor 1

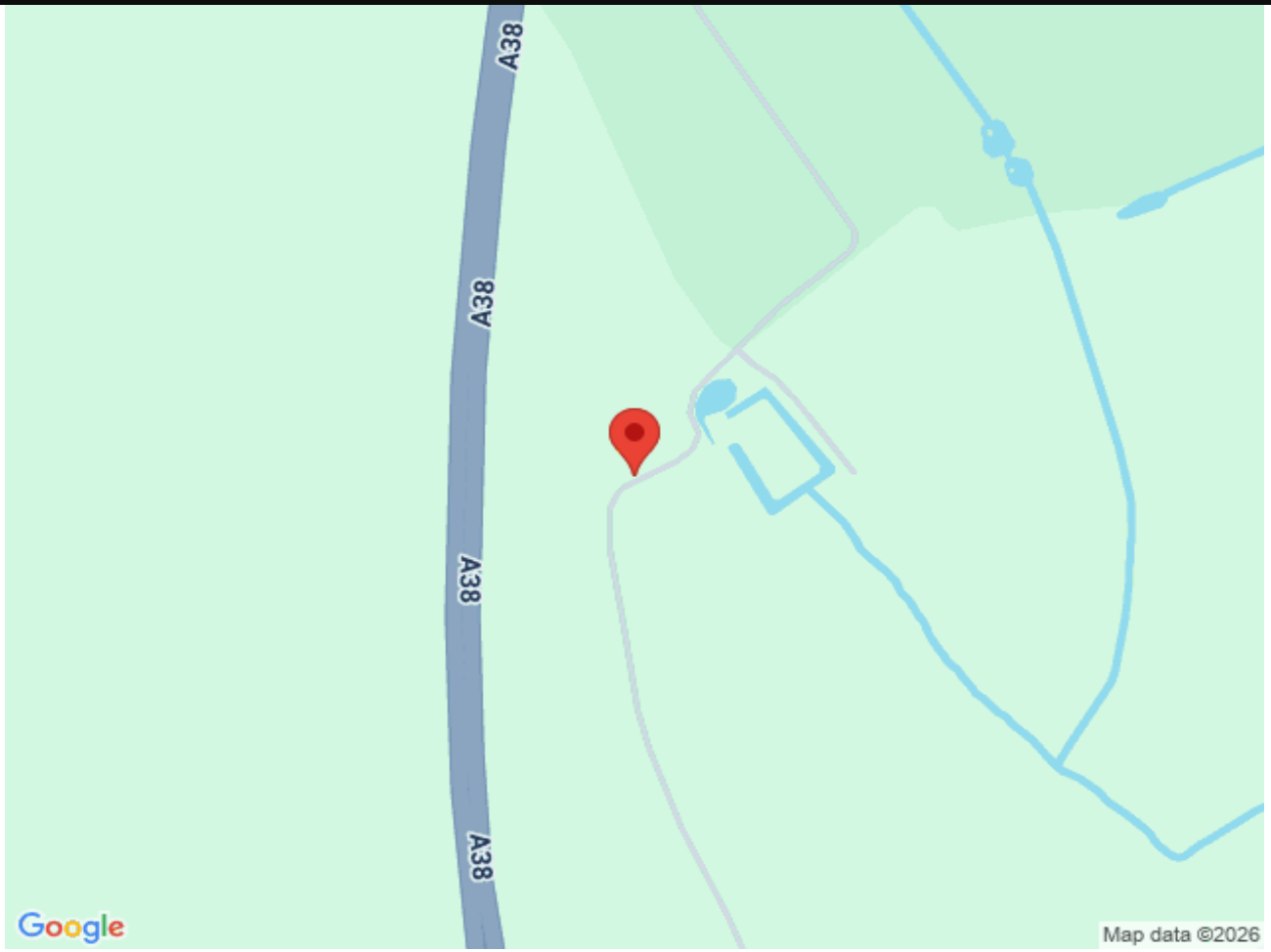
Approximate total area[1]

3244 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



BESPOKE
by northwood

0121 622 5066
birmingham@northwooduk.com