



**THE FARMHOUSE, BODYMOOR GREEN FARM, COVENTRY RD, KINGSBURY/NETHER WHITACRE,
B78 2DZ**



**The Farmhouse
Bodymoor Green Farmhouse
Coventry Road
Kingsbury/Nether Whitacre
B78 2DZ**

A rare opportunity to acquire an impressive three storey six bedroom Farmhouse dating back to the mid 1800's. Set within 0.6acres

Nestled within this small hamlet of residential barn conversions which are set around an attractive communal gravel courtyard. The sweeping driveway leads off the Coventry Road past neighbouring paddocks to the courtyard.

The property is accessed via a vestibule which opens through to an elegant reception hall with exposed wooden panelling and flagstone flooring. The Farmhouse offers two good size reception rooms and a super size breakfast kitchen with fitted appliances and space to cater for a large family table. From the hall there is access to the utility/ironing room and a guest cloakroom. The impressive imperial central staircase leads to three double bedrooms, the master suite offering a dressing room and a potential bedroom six/ensuite/study. There is a well-appointed bathroom and a further staircase leads to the second floor where there are two further double bedrooms and a shower room.

Outside to the rear are well presented southerly facing gardens which offer views of the paddock and fields beyond. There is also an additional driveway leading to the rear gardens.



Location

The property is easily accessible via the M42 or the A4097 with access to the surrounding picturesque villages of Hurley, Shustoke, Kingsbury Water Park and Wishaw.

Amenities

Kingsbury Water/Caravan Park
Tamworth Sailing Club
Tamworth Castle
Tamworth Snowdome skiing and snowboarding centre.
Belfry Golf and Hotel/Conference Centre
Lea Marston Golf/Hotel Club
NEC

Birmingham International Airport
West Midlands Airport
Birmingham City Centre

Local Schools

Church of England school of Shustoke
Hurley Primary School
Kingsbury School

Measurements are in metric with imperial shown in brackets:

Ground Floor Accommodation

Vestibule

Lobby

Guest Cloakroom

Utility 5.09 x 3.64 (15'9 x 12')

Welcoming Reception Hall 10.08 x 4.46max
(33' x 14'7)

Breakfast Kitchen 6.09 x 4.98 (20' x 16'4)

Lounge 6.04max 4.84min x 4.61
(19'10max 15'11min x 15'1)

Family Room 4.65 x 4.33 (15'3 x 14'3)

Cellar suitable as a wine store 9.3max x 4.7max

First Floor Accommodation

Gallery Landing

Separate WC

Master Suite Includes:

Main Bedroom 5.00 x 4.84 (16'5 x 15'10)

Dressing Room 5.04 x 2.52 (16'7 x 8'3)

Study/Optional Ensuite 5.12 x 3.49
(16'10 x 11'5)

Bedroom Two 4.96 x 3.59 (16'3 x 11'10)

Bedroom Three 5.01 x 3.28 (16'5 x 10'9)

Bathroom 3.32 x 2.51 (10'11 x 8'3)

Second Floor Accommodation

Bedroom Four 5.17max 4.43min x 3.67
(17' max 14'7min x 12'1)

Bedroom Five 4.96 x 4.96 (16'3 x 16'3)

Shower Room 2.40 x 1.12 (7'11 x 3'8)

Outside

Parking to the front and a driveway to the rear.
Southerly facing gardens overlooking the
paddocks and fields beyond.



Additional Information

Council Tax Band

Council Tax Band is F payable to North Warwickshire Council

Tenure

We can confirm that the property is Freehold

Viewings

Strictly via appointment through our Exclusive & Rural homes Department at our Four Oaks Office on 0121 308 5511 or via sales@exclusiveandruralhomes.co.uk

Services

The property has gas central heating and is not connected to main drains.

Bodymoor Green Farm Community Fund

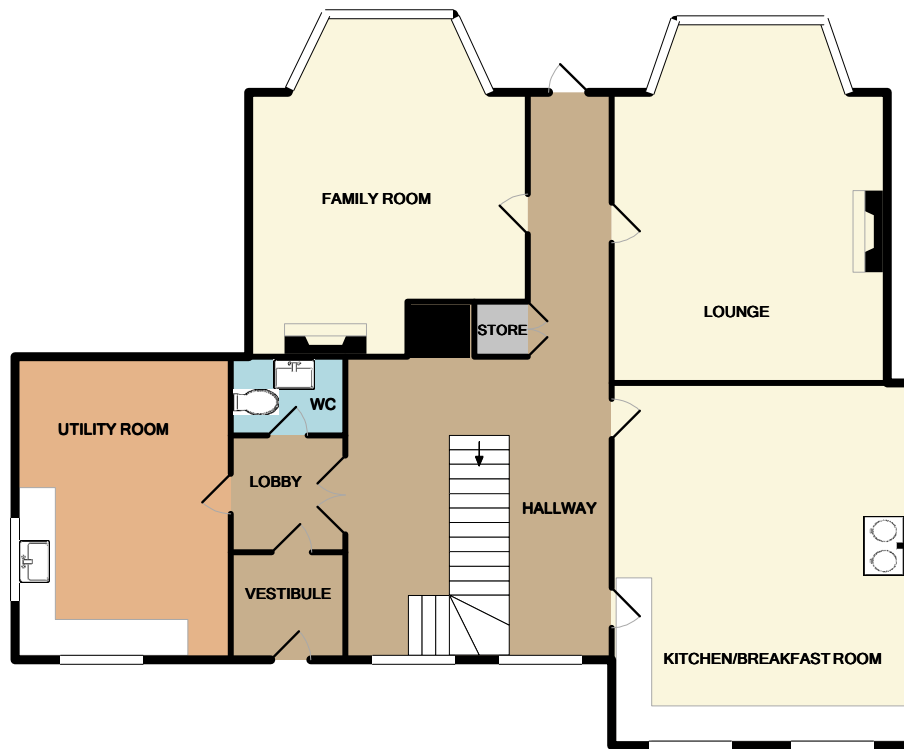
There is a small payment made to the Bodymoor Green Farm Community Fund of £55/month (Comprises of the local residents) which goes towards the maintenance of the courtyard and contribution to the driveway leading to the courtyard.

Chain

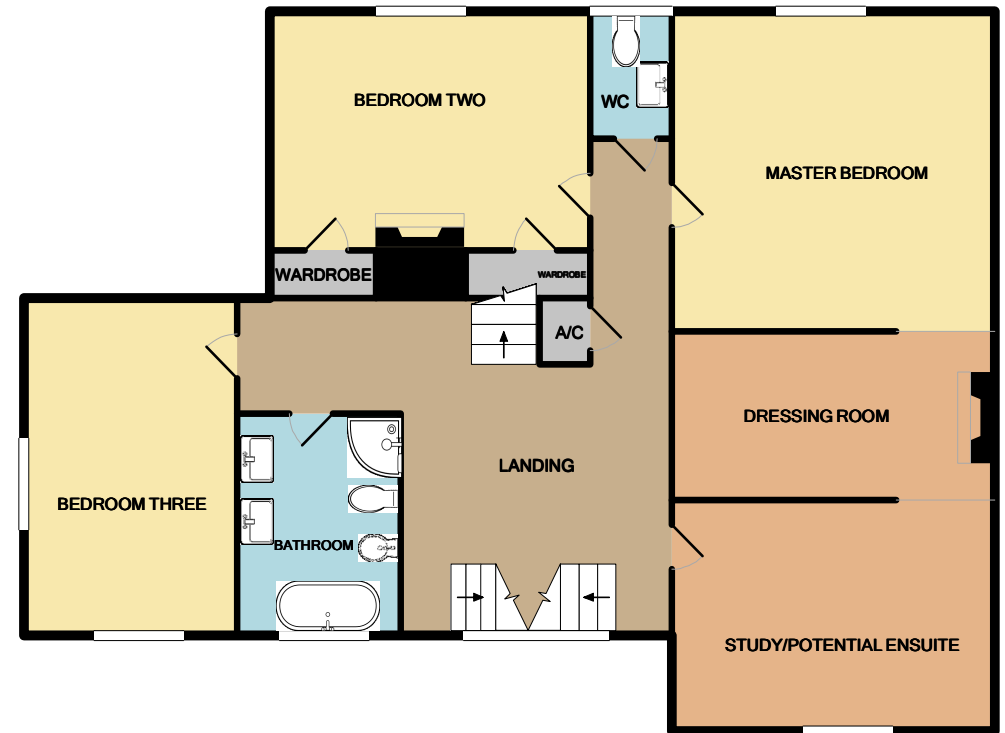
The Clients are offering No upward Chain

Total Plot size 0.6acres





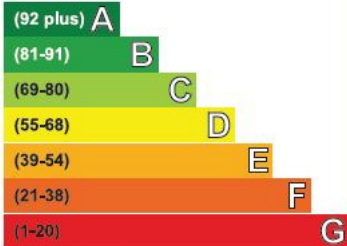
GROUND FLOOR



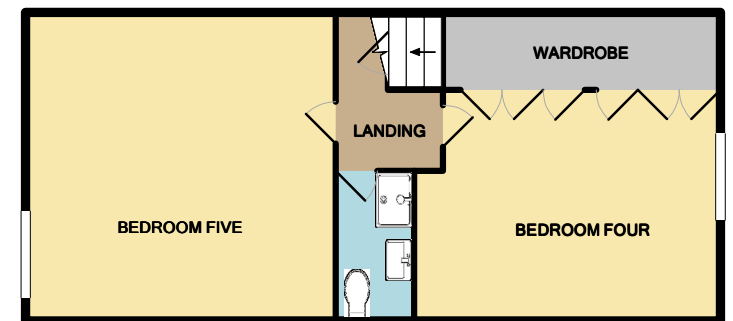
1ST FLOOR

Energy Efficiency Rating

Very energy efficient - lower running costs

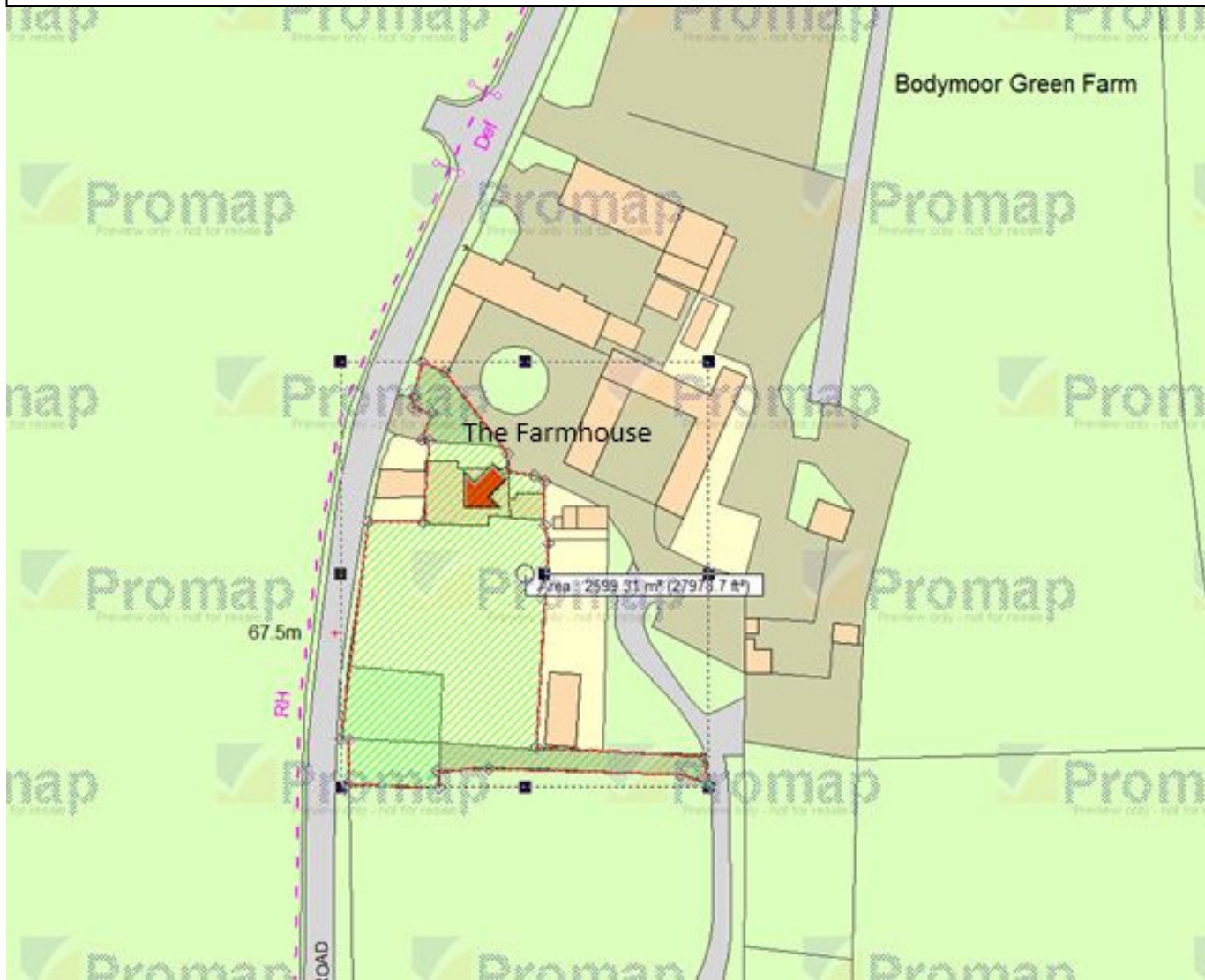


Current	Potential
60	76



2ND FLOOR

The promap shows the shaded area of the whole site owned by The Farmhouse including the rear drive



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