



The Old Farmhouse
New Road | Shuttington | Tamworth | Staffordshire | B79 0DT

FINE & COUNTRY

THE OLD FARMHOUSE





STEARLY TERMS
USED BY A WOMAN

- 1- FINE
- 2- NOTHING
- 3- GO AHEAD
- 4- WHATEVER
- 5- IT'S OK



STEP INSIDE

This substantial six bedroom country home has oodles of period charm coupled with an immaculate, expensively appointed interior and sits in private grounds of 1.2 acres in the delightful village of Shuttington, a semi-rural location with excellent commuter links and access to local towns of Tamworth, Sutton Coldfield and Lichfield. Extensive ground floor accommodation effortlessly combines period and contemporary style with three grand reception rooms, a games room and bar and an amazing contemporary Poggenpohl kitchen breakfast room and family room leading out to the extensive grounds which has a number of outbuildings including a guest annex and a garden house with kitchen and beautiful veranda overlooking lawns. A versatile home with an abundance of features.

Living Accommodation

The grand dining room with ornate fireplace comfortably seats 10 guests with a door leading to its own kitchen.

The glamorous drawing room is light and extremely spacious with high ceilings and a cosy wood burner.

The cosy sitting room with limed ceiling beams, brick fireplace and wood burner has lots of character and is the perfect space to relax on winter evenings.

The designer Poggenpohl breakfast kitchen enjoys a large central island and an abundance of storage units and high quality Miele integrated appliances, a Gaggenau fridge and freezer and Nespresso coffee machine. Opening onto a family sitting room and casual dining with French doors out to the rear garden with a short path to what is currently used as a guest annex with fully fitted kitchen, shower room and a living area with log burner and bifold doors opening onto a delightful terrace.

Oak stairs lead down to the cellar with a fabulous bar and games room, perfect for entertaining.

An additional outbuilding is currently used as a hobby room but would make a fabulous home office.

A beautiful Garden House with a fully equipped barbeque kitchen is wonderful for outdoor dining and entertaining and where one can enjoy the views of the orchard and meadow area from the veranda.

First and Second Floor

There are five bedrooms and four modern bathrooms on the first floor with a sixth bedroom and ensuite on the second floor.









SELLER INSIGHT

“ The Old Farmhouse is a stunning late Victorian property, sitting in one and a quarter acres of land and surrounded by green and tranquil countryside. The present owners had always been city dwellers, but they wanted to move into the countryside. One of the owners explains that he was not totally happy with the idea but now they both adore country life. They have enjoyed seven very happy years in the house and hate the thought of leaving but are relocating to Spain.

The house is a large and impressive building with a fabulous walled garden and offers a luxurious and ultra-comfortable lifestyle. The owners say the house needed a huge refurbishment, which included replacing all windows with high quality double glazing, all doors, dismantling the old conservatory to create a chic kitchen and family space, refurbishing five en suites, log burners in reception rooms, building two outside rooms for working from home, and creating a cellar bar and games room. They used the finest materials throughout and are justly proud of the finished product, where they have carefully maintained the original features of the house, whilst creating a home with the elegance of a country house, both sophisticated and inviting.

It is a home with a great choice of rooms, but the generous family zone is where everyone gathers to share chatty meals and relax; and where they can open the French doors to invite the garden in. It is a convivial and sociable daily hub. For more formal affairs the dining room has its own kitchenette, which eases catering for larger groups. The Old Farmhouse is at its best when full of people and the bar in the cellar is the perfect place for guests to retire to after a meal, for drinks and a game of pool.

The garden wraps around the house and is an entrancing mix of lawns, fruit trees and seasonal colour, but the wow factor is the charming walled garden, with its formal parterre design ready to be planted. If the owners want to savour the soothing calm of their property, they walk to the top of the garden and settle in the attractive, specially built retreat, with its comprehensive cooking facilities. They can spend hours here just watching the wildlife and savouring the beauty around them.

Private but not isolated, The Farmhouse is a mile from the friendly Shuttlington village and the comprehensive Tamworth shopping centre is just over three miles away. The current owners are so sad The Farmhouse is not to be their forever home but are consoled by the fact that they are sure the new owners will love the house as they have done.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











LOVE

THE Wife Password is LOVE and time













STEP OUTSIDE

A long, gated driveway leads to a large parking area for 6 plus cars and double detached garage.

The very private rear gardens are beautifully landscaped and wrap around the house offering very diverse landscaped areas including a gated baroque garden to the rear of the property, leading to a beautiful meadow and Garden House. There is a more traditional lawn garden with play area, play house and various outbuildings accessed from the kitchen, a beautiful courtyard with well to the front and an area to immerse yourself in The Good Life to the other side.





LOCATION

On the edge of the ever popular village of Shuttington which has a thriving local community, a village hall and fields , small church, river , fishing lakes and various local pubs. It is approximately 11 miles from Lichfield and Sutton Coldfield, 4 miles from Tamworth and just 18 miles to Birmingham International airport.





INFORMATION

Services

Mains water and electricity. Oil central heating. Septic tank.

Tenure

Freehold

Local Authority

North Warwickshire

Council Tax Band

Pending

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 0777 5835673

Website

For more information visit <https://www.fineandcountry.com/uk/sutton-coldfield>

Opening Hours:

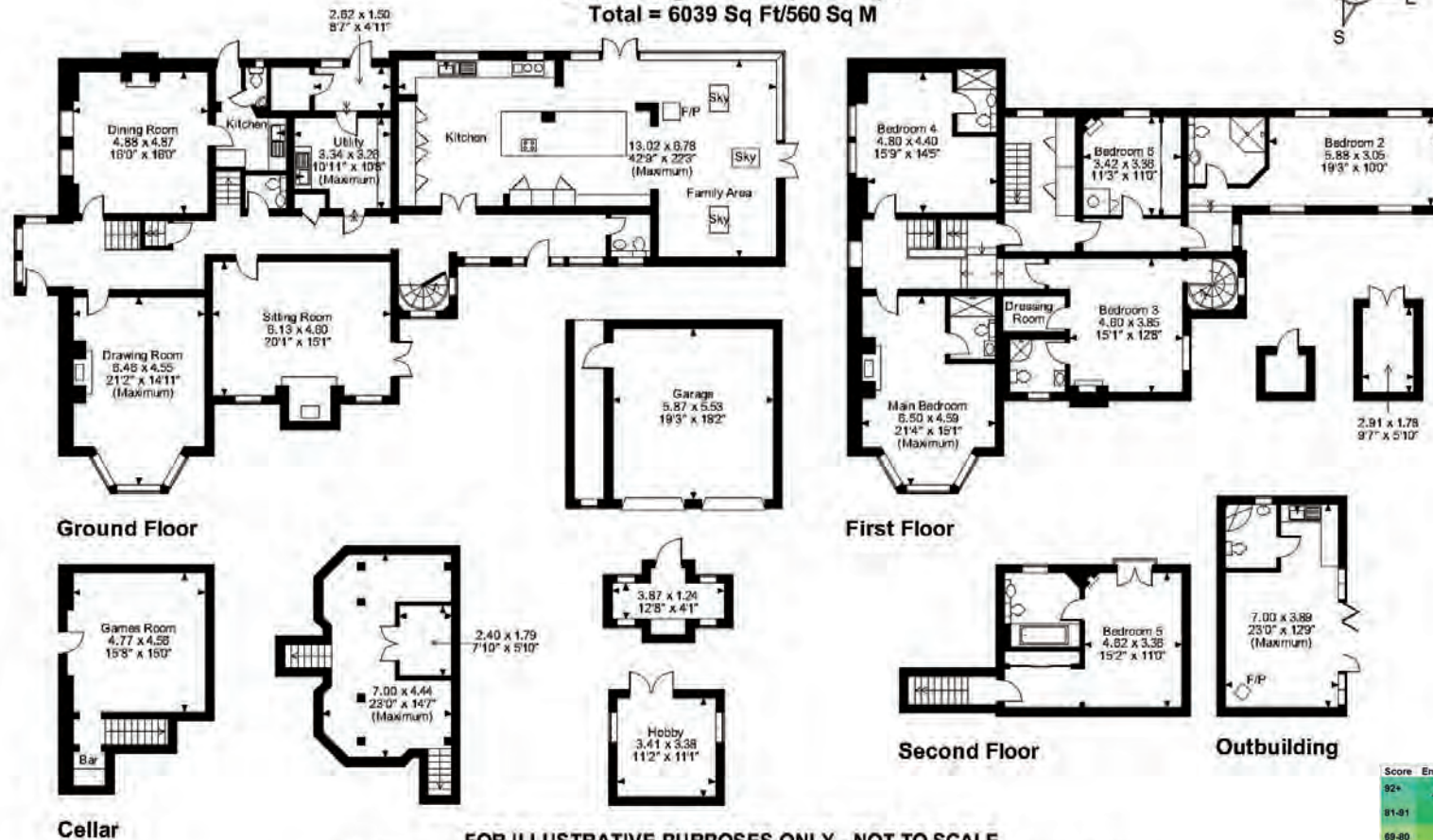
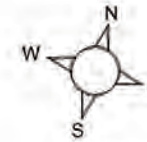
Monday to Friday - 9-6

Saturday - 9-6

Sunday - 10-4

Guide price £1,500,000

The Old Farmhouse, New Road, Tamworth
Approximate Gross Internal Area
Main House = 4791 Sq Ft/445 Sq M
Garage = 349 Sq Ft/32 Sq M
Outbuildings = 899 Sq Ft/83 Sq M
Total = 6039 Sq Ft/560 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	60 D
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



JOANNA OSBORNE

PARTNER AGENT

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Joanna has extensive knowledge of the property market and specialises in selling luxury properties in Sutton Coldfield, Lichfield and surrounding areas but also has vast experience in both buying and selling properties abroad and investment properties. She began her property career nearly 30 years ago in London and the Home Counties where she ran a successful interior design company, designing homes and hotels for the rich and famous across the world, creating showhomes for luxury houses and apartments within the UK and also working with buy to let packages for property investor sectors of ING and Schroders banks. Her experience in designing showhomes is extremely useful when advising clients how to prepare their home for sale, she understands what the buyer looks for! Joanna believes her local area knowledge teamed with outstanding international marketing exposure is the winning combination and has been successful in selling a number of luxury properties locally, often well over asking price.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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