



'THE OLD BARN', WIGGINS HILL ROAD, WISHAW, SUTTON COLDFIELD, B76 9QE

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

'The Old Barn'
Wiggins Hill Road
Wishaw
Sutton Coldfield
B76 9QE

An opportunity to acquire a charming 17th century detached country retreat.

This delightful dwelling has been renovated and modernised by the current owners to create a stylish home which still maintains many original features of its period. The Old Barn enjoys a rural setting behind a cobblestone courtyard and boasts a large two storey barn which offers immense potential for conversion into ancillary/office accommodation, subject to planning permission, a games room, a stable block, further barn, three paddocks, an outdoor floodlit menage and a professional bike track.



Wiggins Hill Road is a short drive from Sutton Coldfield and major road links including the M6 toll, M42 and the A38.

Courtyard

An extensive cobblestone courtyard with attractive landscaped foregardens, decorative period style lanterns, pond and a duck pen. The foregarden has a gate to an orchard with an assortment of trees which include damson, apple and plum trees.

Ornate Storm Porch

An alternative entrance to the property with door to:

Breakfast Kitchen 21' 1 max 11' 6 min x 13' 6

A light and airy breakfast kitchen with windows facing the front and rear, double French doors opening out onto the gardens, painted staircase to the first floor, a stylish range of cream bevelled cabinets with under unit lighting, complementary work surfaces and inset sink unit, fitted appliances to include a



Spacious Lounge 17' 3 x 12' 6

Having window facing the sides, wooden flooring, feature ceiling beams, provision for a wall mounted TV, inglenook fireplace with open fire grate, wall lighting. Doors to main hall and:

Music Room 16' 11 x 8' 3

A quaint room with windows facing the side and rear, wooden flooring, wall lighting, antique style radiator, feature ceiling beams and door to the rear garden.

Main Hall

With a store cupboard housing the mechanics of the house, solid oak door to the side opening out onto the courtyard, antique style radiator, feature ceiling beams and a wall light.

Part Gallery Landing

Having a window facing the front, door to the airing cupboard, antique style radiator, wooden flooring, down lighting and doors to:

Master Bedroom Suite 16' 8 x 9' 11

Having a window facing the side, wooden flooring, feature ceiling beams, antique style radiator, fitted bedside cabinets, drawer units, gentleman's wardrobe, ornamental fireplace, and down lighting. Opening through to:

Dressing Room 10' 9 x 10' 5

Having windows facing the rear and side, built in wardrobes and base units, fitted dressing table, carpet, radiator, downlighting and door to:

A Luxury En-suite Bathroom 10' 11 x 6' 1

coffee machine, microwave, dishwasher, fridge, separate freezer, wine cooler and a rangemaster cooker with extractor hood over. The kitchen is finished with down lighting an antique style radiator and quarry tiled flooring. Doors to dining room, lounge and:

Utility

Having door to the rear, fitted cabinets with under unit light, down lighting, complementary work surfaces with upstands and inset circular sink unit, chrome ladder style radiator, quarry

tiled flooring and painted beams. Door to:

Guest Cloakroom

Having a high flush w.c., vanity wash basin, wall tiles, antique towel radiator, quarry tiled flooring and automatic down lighting.

Formal Dining Room 16' 11 x 8' 5

Having windows facing the front and sides, a large inglenook fireplace with open fire, slate tiled flooring, feature ceiling and wall beams and wall lighting.



A suite comprising a panelled bath, his and hers vanity sink units and w.c., large double shower enclosure, down lighting, chrome ladder style radiator, speaker system, tiled flooring with under floor heating and exposed trusses and beams.

Bedroom Two Open Plan Suite Incorporating:

Study/Dressing Area 6' 9 x 6' 2

Having a work station/dressing table, base unit and shelving, window facing the front, wooden flooring and down lighting.

Student Den 7' 6 x 6' 5

With a window facing the rear, a fitted curved seating area and provision for a wall mounted TV, down lighting, antique style radiator and wooden flooring.

Bedroom Two 10' 5 x 9' 7

With a window facing the side and a dormer window facing the rear, antique style radiator, down lighting, wooden flooring fitted



wardrobes. Door to:

En-suite Shower Room 6'4 x 4'3

With corner shower enclosure, w.c., and wash basin, wall tiles, tiled flooring, downlighting and ladder style radiator.

Bedroom Three Suite 12' 10 x 10' 4

Having a window facing the front, fitted cupboards and shelving, matching drawers and bedside cabinets, down lighting, feature ceiling beams and wooden flooring. Opening through to:

Dressing Room 6' 9 x 6' 8

With window facing the side, antique style radiator, wooden flooring, fitted rails, dressing table, shelving with plinth downlighting and a trap door opening down to the hall below.

En-suite Bathroom 8' 7 x 6' 5

Having a window facing the side, corner spa bath, vanity wash basin, w.c., corner shower cubicle, tiled flooring, splash back tiling and feature ceiling beams.



Outside Grounds

A gated courtyard with outdoor lighting, power and water facilities provides access to:

Stable block with lighting:

Stable 13' 5 x 11' 5

Stable 15' 6 x 9' 9

Tack Room 14' 10 x 5' 5

Stable 11' 4 x 8' 5

Stable 13' 9 x 11' 4

Hay Barn 21' x 10' 6

Having open front gated access, lighting, power supply and door to:

Toilet Facilities

Paddocks

There are three individual secure paddocks together with a further secure enclosure suitable for another small pony or security dogs.

Professional Ménage

A secure gated floodlit.

Bikers Track

This gated bikers track has been professionally prepared for racing BMX bikes and has perimeter fencing.

Formal Gardens

Formal gardens having a patio area, lawns, shrub borders, gravel borders, access to the main house and gate to the courtyard area.

The Old Barn

A restored barn with a staircase to the original hay store offering potential to convert to ancillary accommodation or offices, subject to planning consent.

Games Room

Set at the rear of the barn with power supply, lighting and space for various gaming equipment.

Additional Information

Agents Note

The property has oil fired central heating.

Viewings

Strictly by appointment through our Exclusive & Rural Homes Department at our Four Oaks Office on 0121 308 5511 or





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Tenure - Freehold

Council Tax Band G

Fixtures and Fittings

As per sales particulars.

Energy Performance Certificate



Old Barn, Wiggins Hill Road, Wishaw, SUTTON COLDFIELD, B76 9QE

Dwelling type: Detached house
 Date of assessment: 28 June 2012
 Date of certificate: 28 June 2012
 Reference number: 0592-2898-6965-9725-5115
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 169 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

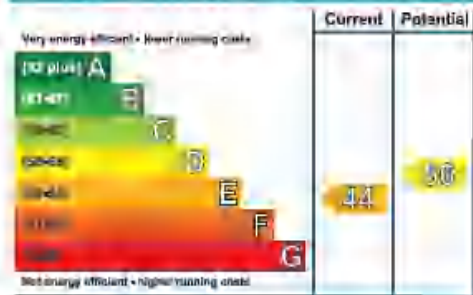
Estimated energy costs of dwelling for 3 years:	£6,099
Over 3 years you could save	£1,074

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£228 over 3 years	£228 over 3 years	
Heating	£5,378 over 3 years	£4,353 over 3 years	
Hot Water	£482 over 3 years	£454 over 3 years	
Totals	£6,099	£5,025	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

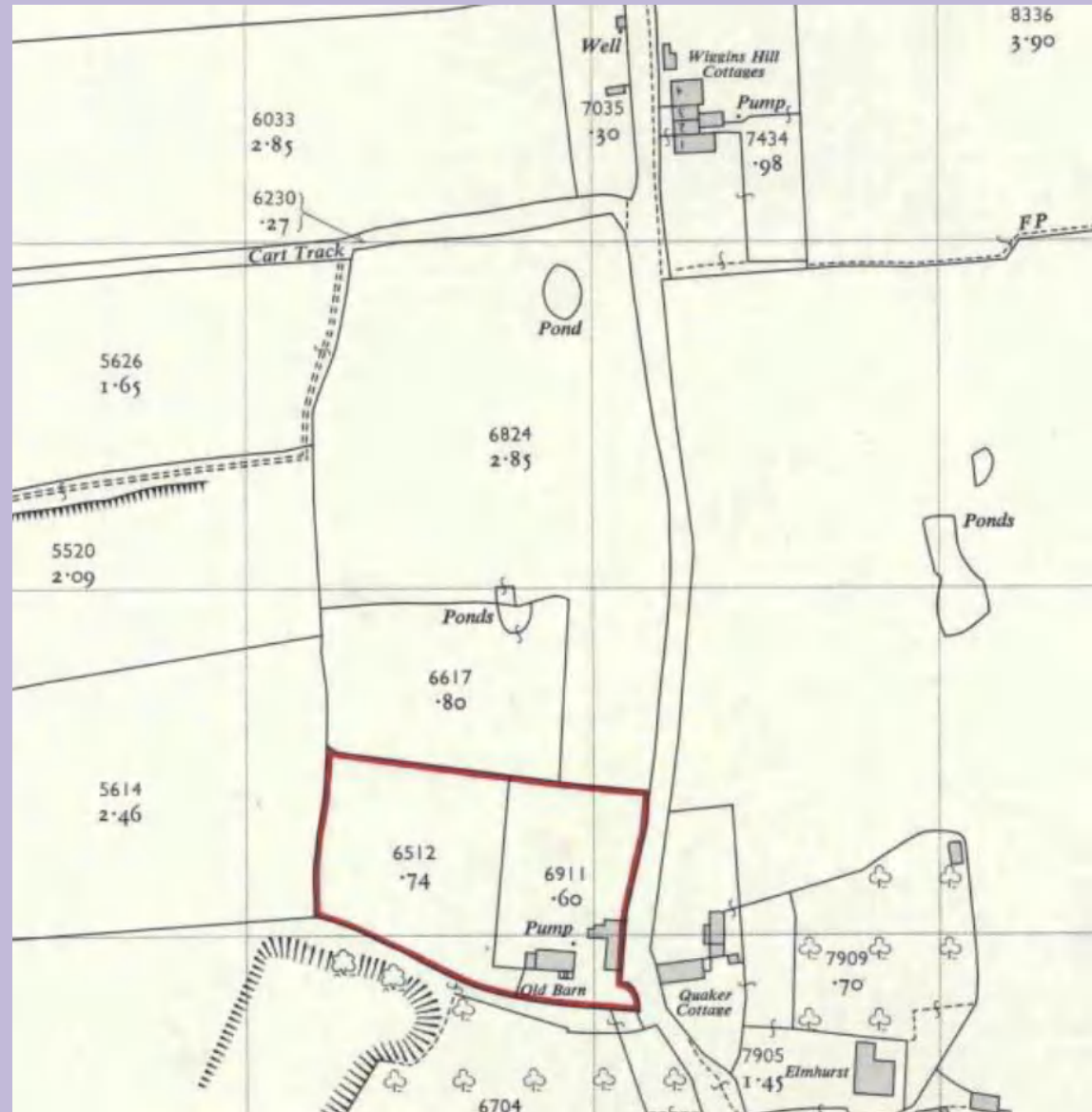
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Increase loft insulation to 270 mm	£100 - £350	£249	
2. Floor insulation	£800 - £1,200	£129	
3. Heating controls (thermostatic radiator valves)	£350 - £450	£303	

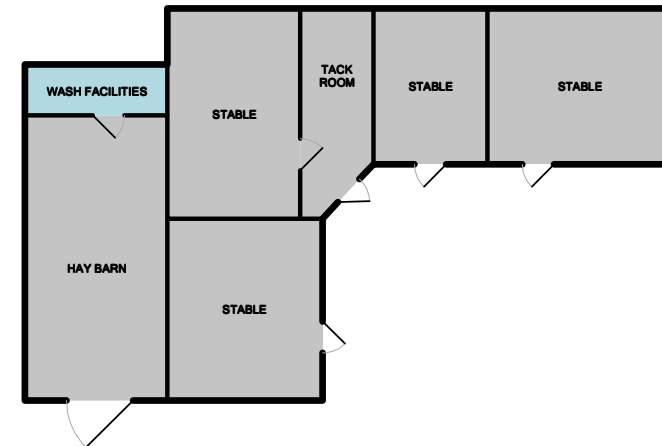
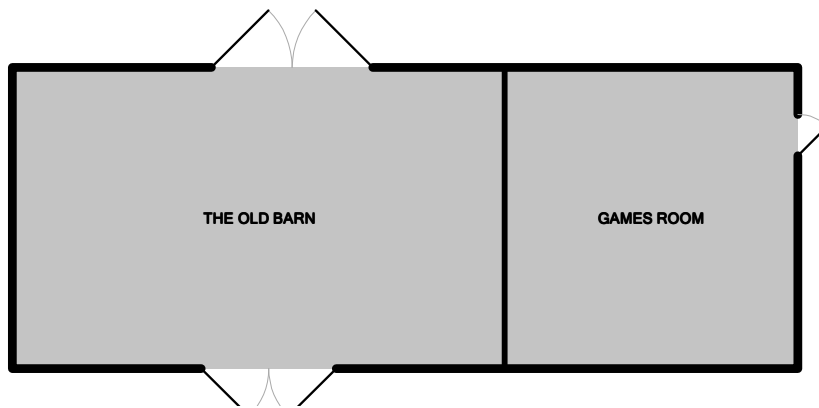
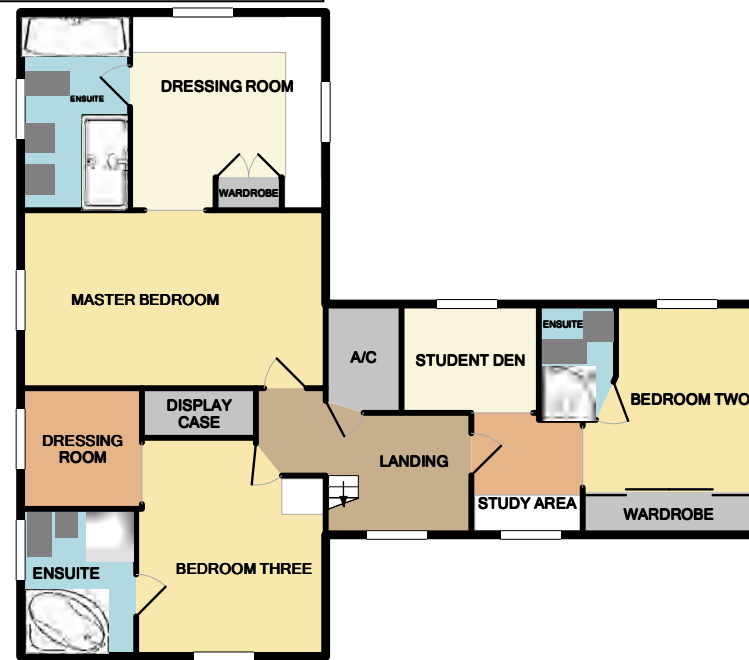
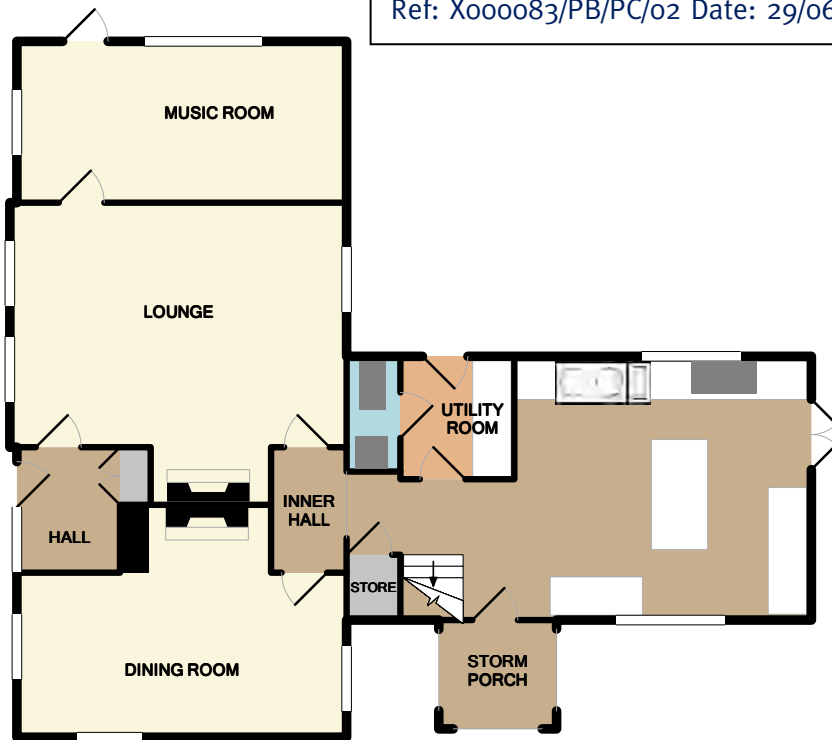
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 423 1214 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no-up-front cost.



TITLE PLAN OF THE OLD BARN, WIGGINS HILL ROAD, WISHAW, B76 9QE

The Floor Plan is for illustrative purposes only
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