

An aerial photograph of a rural property. In the center, a large, multi-winged stone building with a complex roofline, including several chimneys, is surrounded by lush green trees. To the left of the building is a large, rectangular, light-colored area that appears to be a pond or a large garden. The property is bordered by vibrant yellow rapeseed fields on the left and top-left. To the right, there is a smaller, circular pond. A dirt road or path winds through the green fields surrounding the property.

**‘ALLEN END FARM’, MIDDLETON LANE, ALLEN END, TAMWORTH, STAFFORDSHIRE, B78 2BW**





**'Allen End Farm  
Middleton Lane, Allen End  
Tamworth  
Staffordshire B78 2BW**

**This most attractively presented farmhouse dates back to the 16<sup>th</sup> century and occupies a delightful position within grounds which extend to approximately 6.5 acres.**

The grounds boast beautiful formal gardens, paddocks and wildlife pool and the farmhouse is complemented with outbuildings which comprise entertainment barn with two minstrels' galleries and kitchen facility, courtyard and stable block, garaging and former piggery; a most impressive array of facilities which befit this outstanding period country residence.

The house itself exudes character and boasts an abundance of eye catching features to include inglenook and brick fireplaces, exposed beam work and revealed beam frame work. The interiors are tastefully complemented with a warm ambience throughout and offer a delightful mix of traditional style and modern technology.

The superb outbuildings offer a multitude of uses and planning permission has been obtained to convert the barns, garages and party barn into two large three bedroom barn conversions which could be sold separately, used as guest or extended family accommodation or for staff or as holiday lets, providing additional income.

Allen End Farm is situated about 2 miles from the village of Middleton and 2 miles from the world famous Belfry Golf Course.





Middleton itself offers a local store, historic church and is home to 'The Green Man' public house. The comprehensive amenities of Sutton Coldfield are 5 miles distance and the Cathedral City of Lichfield is 8 miles distance. Solihull offers a delightful mix of characterful high street shopping outlets and the Touchwood Shopping Centre and is 14 miles distance and the city lights of Birmingham are only 10 miles distance.

Sutton Coldfield is well served for state and private schooling whilst Allen End Farm is in a good location for easy daily travels to numerous well regarded schools in Solihull, Twycross, Lichfield, Edgbaston and Repton.

The popularity of the area owes much to the ease of access to regional centres and national travel links. The M42 (J9) and M6 Toll (T1) are just 3 miles from Allen End Farm, giving access to the M6, Birmingham International/NEC, Birmingham Airport and East Midlands Airport. The M42 provides a quick link to Solihull and a swift connection to the M40 for Warwickshire towns such as Leamington Spa, Warwick and Stratford-upon-Avon and a swift driving route to London.

'Allen End Farm' is approached along an expansive driveway with gated entrance onto a long gravel driveway with offshoot access to a wildlife pool area, the farmhouse and the paddocks. The gardens are beautifully landscaped and comprise a front garden with Koi Carp pool and seating area and to the rear is a large flagstone terrace area with expansive lawns and mature well stocked flower beds beyond.





The farmhouse is enhanced with sympathetically designed extensions with accommodation which features a reception hall with a large inglenook fireplace, a 33' drawing room with a brick fireplace and a large bay window which overlooks the fore garden, a study with fitted furniture and shelving, a split level 25' dining room with large inglenook fireplace and views of the rear and side gardens and an impressive morning room which features a flat screen television with integral cinema speaker system and contemporary fireplace with gas fire. The spacious kitchen and breakfast room extends into the rear gardens and features a comprehensive arrangement of fitted cabinets, 'Lacanche' cooker with overhead extraction and 'Lacanche' grill and a separate seating area with archway into a superb large family room which boasts 'French' doors out onto the front garden terrace. A comprehensively fitted utility and a gardener's w.c. completes the ground floor accommodation.

Set off the spacious first floor gallery landing is a master bedroom suite with vaulted ceiling and en-suite fully fitted bathroom off, an excellent size guest bedroom and three further double bedrooms. Bedroom three features exposed wide oak board flooring and enjoys views over the front garden, Bedroom four features an impressive exposed chimney breast and Bedroom five enjoys delightful dual aspect views to the side and front garden. The first floor accommodation is completed with a fully fitted family bathroom and a flat screen television. Bedroom six is accessed from the rear hall staircase.





The approximate floor area of the farmhouse covers 480 square metres and comprises:

### Ground Floor Accommodation

Spacious Reception Hall 16'3 x 12'2  
Drawing Room 33'10 x 18'6  
Study 12'2 x 10'1  
Dining Room 25'1 x 17'2  
Large Cloakroom and W.C.  
Spacious Kitchen and Breakfast Room 21'7 x 13'9"  
Large Family Room 19'3 x 18'10  
Impressive Morning Room 21'5 x 13'7  
Utility Room 14'2 x 9'7  
Rear Hall  
Boot Room and Gardeners W.C.

### First Floor Gallery Landing

Master Bedroom Suite 16'9 x 14'6  
En-Suite Shower Room  
Guest Bedroom 14'3 x 13'4  
Family Bathroom  
Bedroom Three 17'3 x 14'0  
Bedroom Four 13'8 x 10'6  
Bedroom Five 17'3 x 16'10  
Bedroom Six 21'1 x 11'8

### The Courtyard

The large courtyard consists of a detached stable block with three stables, tool store and tack room, a pretty garage building with two enclosed garages and a central open bay. A former piggery is now used for storage of garden machinery and coal.





## Entertainment Barn

This large two storey granary barn with fully vaulted ceiling and exposed trusses is currently used as an entertainment building. It boasts a superb open plan ground floor with staircase leading to a minstrels' gallery, an exposed brick fireplace and a further anteroom with sitting area and a second minstrels' gallery. Situated at the end of the building is a secondary kitchen with a good range of cabinets and appliances which include a double oven and an electric hob with extractor over.

## Additional Information

### Viewings

Exclusive & Rural Homes invite you to view through our Four Oaks Office on **0121 308 5511** or **[sales@exclusiveandruralhomes.co.uk](mailto:sales@exclusiveandruralhomes.co.uk)**

### Services

We understand that mains water and electricity are connected. Central heating is gas fired from an LPG system. There is a private drainage arrangement.

### Fixtures and Fittings

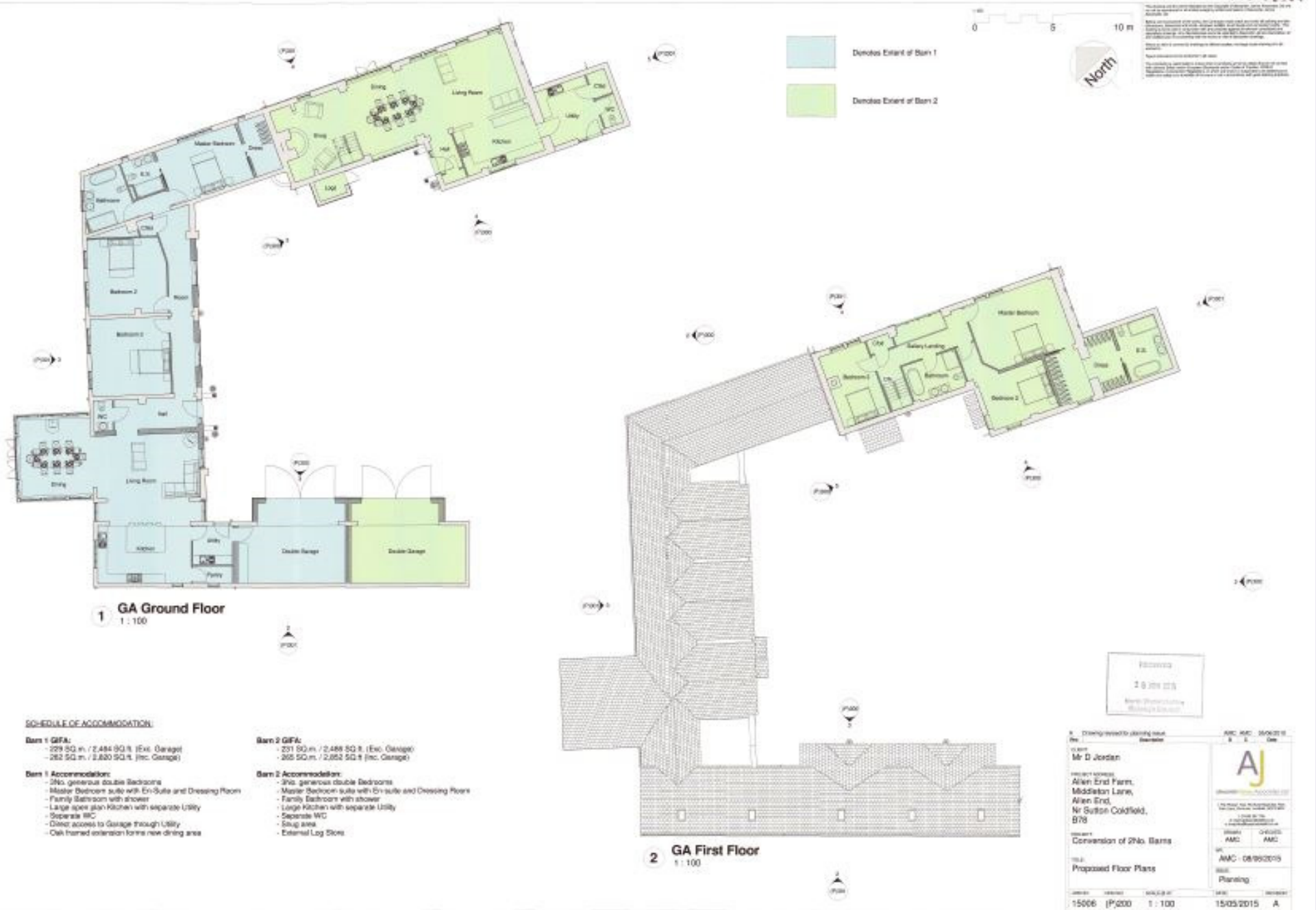
Only those items mentioned in the sales particulars together with fitted carpets are to be included in the sale price. All others are excluded.

### Planning permission

Planning permission has been provisionally approved to convert the two large barns and garage block into two additional separate residences if required

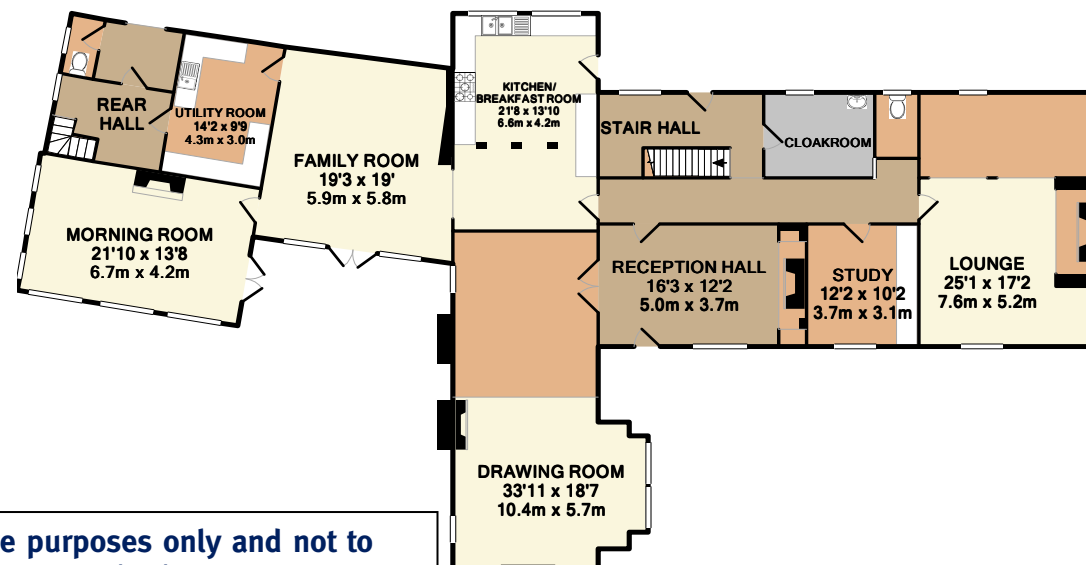
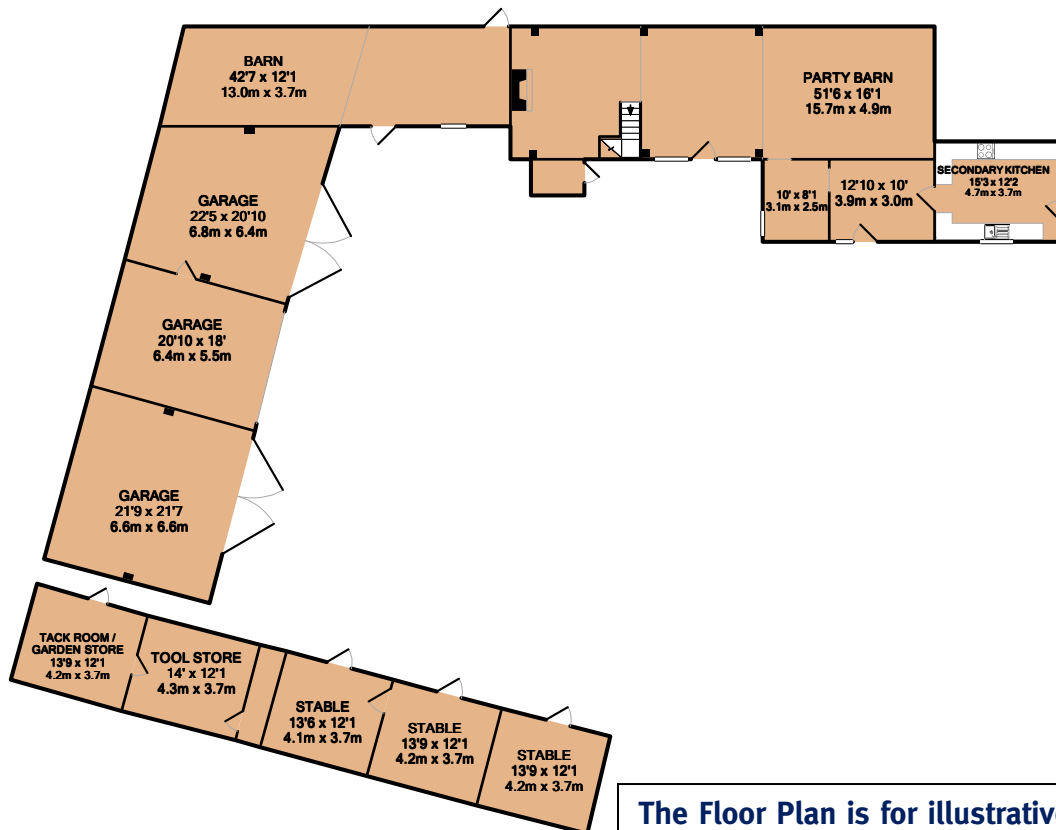
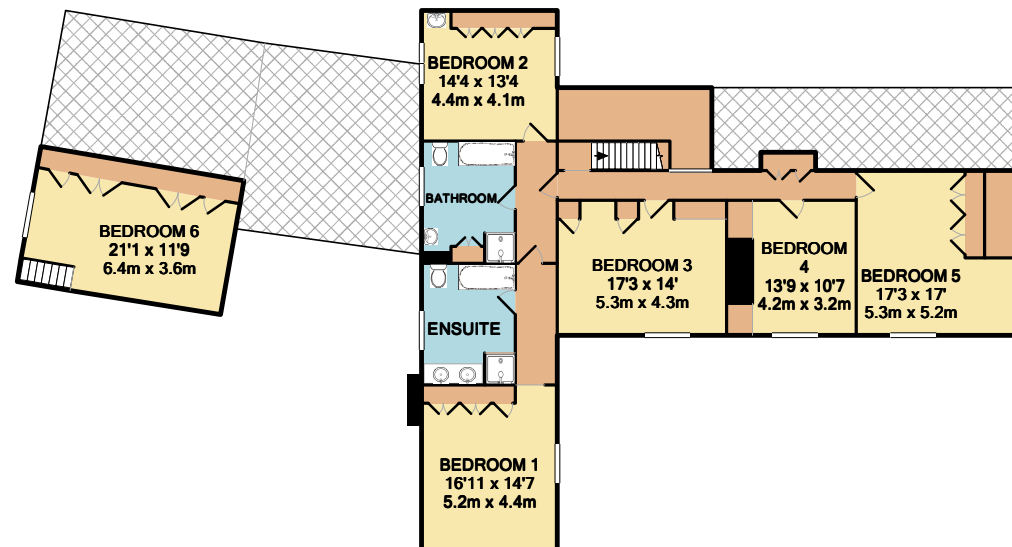
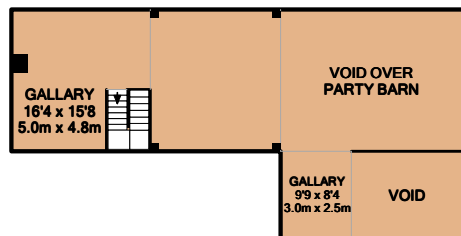








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	11	24
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



The Floor Plan is for illustrative purposes only and not to scale Ref: X000530/PB/PC/02 Date: 10/03/16

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