



Barston Lane, Barston

Guide Price £1,100,000

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EXCLUSIVE







## PROPERTY OVERVIEW

A rare opportunity to acquire a beautifully presented four bedroom Character Cottage with the benefit of a self contained one bedroom annexe and a log cabin leisure building with potential for work from home use. Located on the outskirts of Barston village in a semi-rural setting yet within easy reach of Knowle, Hampton-in-Arden & Solihull, the property is presented in ready to move into condition and provides the rare combination of a character cottage being fully modernised with contemporary decor. In summary the accommodation provides potential purchasers with:- entrance hallway, large dining kitchen with feature island & vaulted oak beamed ceiling being open plan to the family room, sitting room, utility room and guest WC. To the first floor there are four bedrooms (two en-suite) and a family bathroom. The annexe provides approximately 480sq ft of living accommodation encompassing sitting room, bedroom, kitchen/ diner and a shower room. The log cabin provides an ideal space for a home business and has recently been used as a beauty treatment room providing a covered decking area, two reception rooms, WC, shower room & sauna.





Outside there is a wide South Westerly facing rear garden which is planted up with mature shrubs and trees and a professionally landscaped patio area and a hot tub which sits 6 to 8 people. There is off road parking for multiple vehicles to the side of the property.

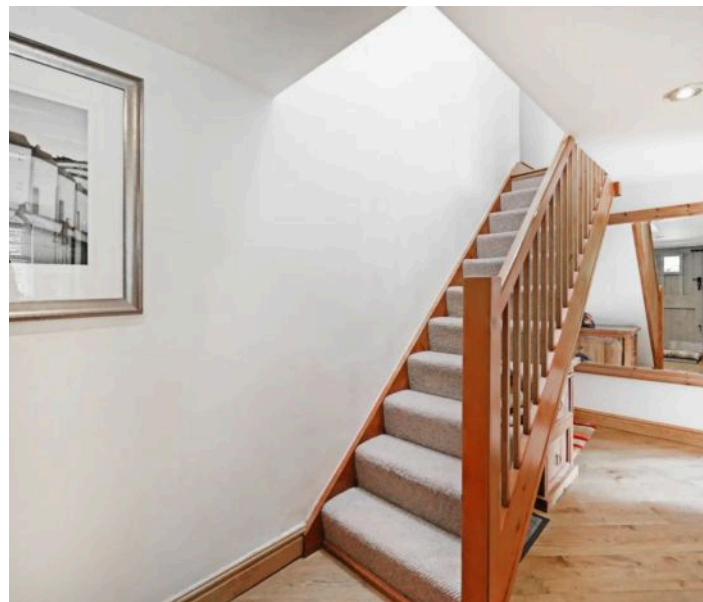
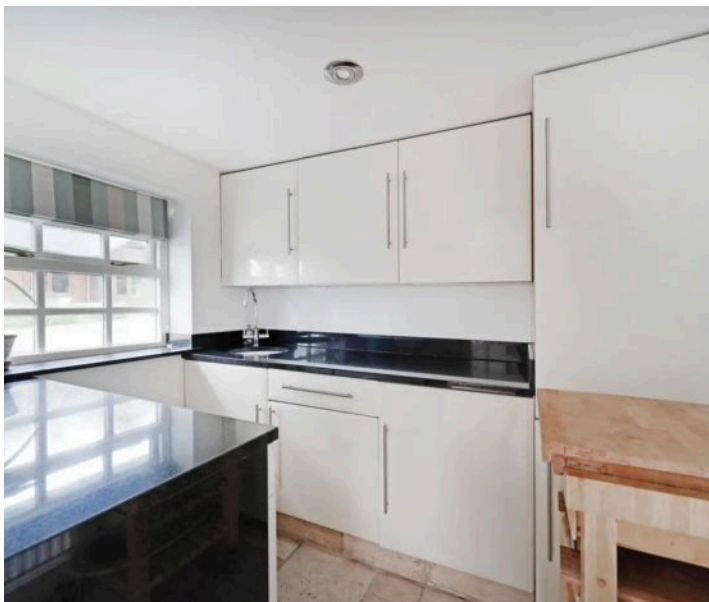
Viewing is by prior appointment with Xact on 01676 534 411.

#### PROPERTY LOCATION

Barston is a delightful and charming village, conveniently situated near to Knowle and Dorridge villages and also Solihull town centre and having main rail links into Birmingham Snow Hill and London Marylebone. In addition, the property is located a short drive from Junction 5 and 6 of the M42 providing main road links to both North and South of the country via the M42 / M6 and M40. The excellent shopping facilities of Solihull are located close by containing many exclusive shops, boutiques and household names such as John Lewis. Birmingham International Airport is also located close to Junction 6 of the M42.

Council Tax band: E

Tenure: Freehold



- Four Bedroom Character Cottage
- Beautifully Presented Throughout
- Open Plan Dining Kitchen
- Two En-Suite Bedrooms
- Detached One Bedroom Annexe
- Log Cabin Leisure Building
- South West Facing Rear Garden
- Driveway Parking for Multiple Vehicles
- Semi-Rural Location





## COTTAGE

### ENTRANCE HALLWAY

#### WC

7' 10" x 4' 7" (2.39m x 1.40m)

#### SITTING ROOM

17' 11" x 13' 7" (5.46m x 4.14m)

#### DINING KITCHEN

23' 9" x 14' 1" (7.24m x 4.29m)

#### FAMILY ROOM

13' 5" x 11' 2" (4.09m x 3.40m)

#### UTILITY

7' 10" x 6' 7" (2.39m x 2.01m)

### FIRST FLOOR

#### BEDROOM ONE

13' 5" x 11' 2" (4.09m x 3.40m)

#### BALCONY

#### BEDROOM TWO

11' 2" x 7' 11" (3.40m x 2.41m)

#### ENSUITE

5' 5" x 5' 3" (1.65m x 1.60m)

#### BEDROOM THREE

14' 7" x 13' 9" (4.45m x 4.19m)

#### ENSUITE

#### BEDROOM FOUR

14' 1" x 6' 5" (4.29m x 1.96m)

#### BATHROOM

8' 2" x 7' 5" (2.49m x 2.26m)







## **ANNEXE**

### **SITTING ROOM**

17' 1" x 9' 8" (5.21m x 2.95m)

### **KITCHEN/DINER**

17' 1" x 9' 0" (5.21m x 2.74m)

### **BEDROOM**

17' 1" x 8' 8" (5.21m x 2.64m)

### **SHOWER ROOM**

7' 10" x 3' 3" (2.39m x 0.99m)

## **LOG CABIN**

### **WC**

### **RECEPTION ROOM ONE**

12' 6" x 11' 10" (3.81m x 3.61m)

### **RECEPTION ROOM TWO**

12' 6" x 12' 6" (3.81m x 3.81m)

### **SHOWER ROOM**

9' 10" x 5' 7" (3.00m x 1.70m)

### **SAUNA**

## **TOTAL SQUARE FOOTAGE**

267.4 sq.m (2878 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **WIDE GARDEN & LANDSCAPED PATIO**





#### **ITEMS INCLUDED IN THE SALE**

Rangemaster free standing cooker, extractor, microwave, built in coffee maker, wine fridge, fridge, freezer, dishwasher, all carpets, curtains, blinds and light fittings, underfloor heating in kitchen and log cabin, hot tub (sits 6 to 8 people), three garden sheds and CCTV.

#### **ADDITIONAL INFORMATION**

Services - LPG gas, electricity and sewers. Broadband - BT.

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





ANNEXE  
44.9 sq.m. (483 sq.ft.) approx.



LOG CABIN  
71.2 sq.m. (766 sq.ft.) approx.



GROUND FLOOR  
84.5 sq.m. (910 sq.ft.) approx.



1ST FLOOR  
66.9 sq.m. (720 sq.ft.) approx.



TOTAL FLOOR AREA : 267.4 sq.m. (2878 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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