



Cuttle Pool Lane, Knowle

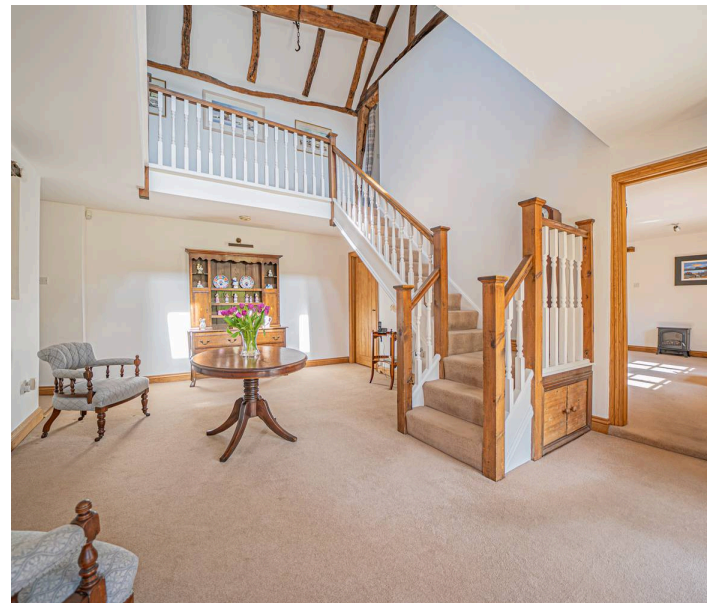
Offers Over £1,500,000





PROPERTY OVERVIEW

This remarkable Grade II listed barn conversion, dating back to 1545, offers an exceptional blend of historic character and contemporary living, providing substantial accommodation across five bedrooms and four bathrooms. Set behind a large sweeping driveway, the property features ample parking and impressive garaging options, including a full-size integral garage, an additional detached garage, and a versatile workshop. Upon entering via the welcoming porch, you are greeted by a grand double-height hallway which sets the tone for the spacious and elegant interiors throughout. To the east side of the property, a generously proportioned family room offers a flexible living space, seamlessly connecting to a stylish breakfast kitchen that is perfect for both family life and entertaining. Practicality is further enhanced by a dedicated boot room and a separate utility room, providing ample storage and laundry facilities. The west side of the property boasts two further reception rooms, one of which is currently arranged as a formal dining room, while the additional sitting room features French doors and an impressive inglenook fireplace (ideal for relaxing evenings). A versatile ground floor room, complete with en-suite bathroom, offers the flexibility to serve as a further reception space or a comfortable guest bedroom, catering to a variety of lifestyle needs.





Ascending to the first floor, you will find four spacious double bedrooms, all serviced by three well-appointed bathrooms, two of which are en-suite for added convenience and privacy. The principal bedroom is a particular highlight, benefiting from fitted wardrobes, dual aspect views across the surrounding countryside, and a modern en-suite bathroom featuring both a walk-in shower and a separate bath for a touch of luxury. Throughout the property, period features are complemented by tasteful modern finishes, creating a harmonious balance between heritage and comfort. This outstanding home offers a rare opportunity to acquire a unique and substantial residence in a sought-after location, ideal for those seeking a blend of rural tranquillity and easy access to local amenities. With its impressive proportions, flexible living spaces, and a wealth of character, this barn conversion is sure to appeal to discerning buyers looking for a truly special family home.





PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops and restaurants. Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council Tax band: G

Tenure: Freehold



- Substantial Five Bedroom, Four Bathroom Grade II Listed Barn Conversion Dating Back 1545
- Behind A Large Sweeping Driveway, With Full Sized Integral Garage & An Additional Detached Garage & Accompanying Workshop
- Double Height Hallway
- To The East Side Of The Property, A Large Family Room, Breakfast Kitchen, Boot Room & Separate Utility Room
- To The West Side Of The Property, Dining Room & Sitting Room With Inglenook Fireplace & French Doors Which Open Onto The Garden
- Also On The Ground Floor Is An Additional Versatile Room Which Could Be Used As A Further Reception Room Or Guest Bedroom With An En-Suite Bathroom
- Located On The First Floor Are Four Double Bedrooms, All Of Which Are Serviced By Three Bathrooms, Two Of Which Are En-Suite
- The Principal Bedroom Boast Fitted Wardrobes, Dual Aspect Views Of The Surrounding Country Side & A Modern En-Suite Bathroom With Both Walk-In Shower & Separate Bath
- The Property Has Expansive Manicured Gardens Expanding to Circa 1.5 Acres, With Views Of The Country Side Beyond



PORCH

DOUBLE HEIGHT HALLWAY
12' 9" x 18' 7" (3.88m x 5.67m)

WC

FAMILY ROOM
15' 4" x 15' 6" (4.68m x 4.73m)

BREAKFAST KITCHEN
15' 1" x 15' 4" (4.60m x 4.68m)

BOOT ROOM
10' 2" x 5' 1" (3.09m x 1.54m)

UTILITY
9' 11" x 7' 3" (3.01m x 2.20m)

INTEGRAL GARAGE
10' 8" x 17' 4" (3.24m x 5.28m)

DINING ROOM
14' 7" x 11' 8" (4.45m x 3.56m)

SITTING ROOM
23' 4" x 16' 4" (7.11m x 4.97m)

RECEPTION ROOM/GUEST BEDROOM
11' 2" x 19' 8" (3.41m x 6.00m)

ENSUITE
6' 2" x 9' 1" (1.87m x 2.76m)



FIRST FLOOR

PRINCIPAL BEDROOM

15' 6" x 15' 11" (4.72m x 4.85m)

ENSUITE

7' 9" x 9' 10" (2.36m x 2.99m)

BEDROOM TWO

11' 3" x 15' 6" (3.43m x 4.73m)

ENSUITE

11' 5" x 7' 4" (3.49m x 2.24m)

BEDROOM THREE

14' 4" x 11' 11" (4.36m x 3.64m)

BEDROOM FOUR

10' 10" x 12' 5" (3.31m x 3.79m)

BATHROOM

7' 9" x 7' 7" (2.36m x 2.30m)

OUTSIDE THE PROPERTY

PLANT ROOM

4' 6" x 6' 9" (1.37m x 2.06m)

DETACHED GARAGE

12' 3" x 16' 11" (3.74m x 5.15m)

WORKSHOP

14' 0" x 12' 10" (4.27m x 3.92m)

TOTAL SQUARE FOOTAGE

371.0 sq.m (3996 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

EXPANSIVE MANICURED GARDENS



ITEMS INCLUDED IN THE SALE

Britannia free standing cooker, Britannia extractor, microwave, Cooltech fridge, JLP & Bosch dishwashers, Bosch washing machine, Electrica tumble dryer, greenhouse, all carpets, curtains, blinds and light fittings, CCTV and children's climbing frame (garden).

ADDITIONAL INFORMATION

Services - mains electricity and septic tank.

Broadband - FTTP (fibre to the premises). Loft space - part boarded.

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.

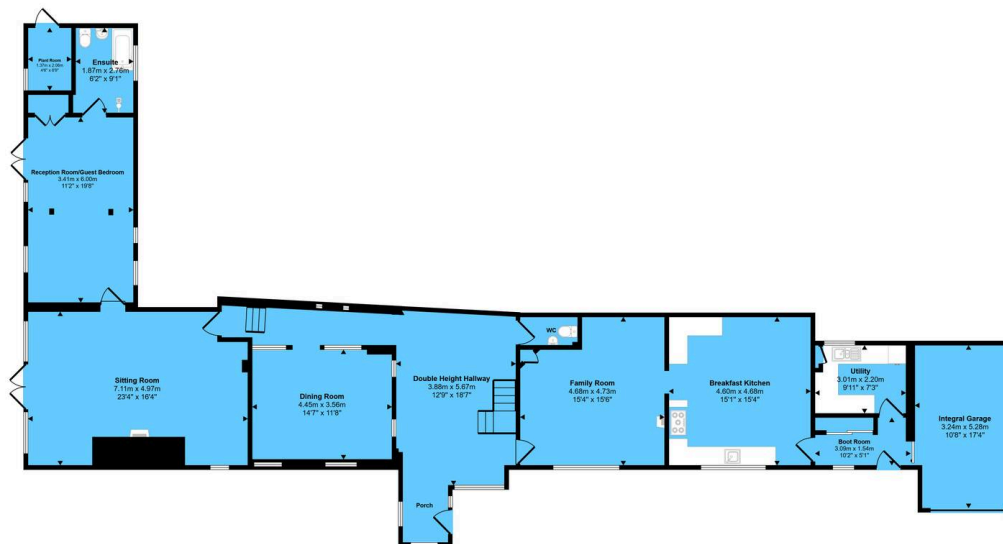
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





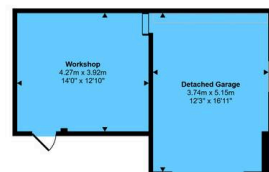
Approx Gross Internal Area
371 sq m / 3996 sq ft



Ground Floor
Approx 190 sq m / 2047 sq ft



First Floor
Approx 144 sq m / 1555 sq ft



Garage
Approx 37 sq m / 394 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Gravity 360.

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