



Collets Farm, Withy Hill Road, Sutton Coldfield





Collets Farm, Withy Hill Road, Sutton Coldfield **B75 6JT**

A unique property set in 4.33 acres and with super equestrian facilities.



Guide price: £1,500,000

Tenure: Freehold

Local authority: Birmingham City Council

Council tax band: F





Location

The Royal Town of Sutton Coldfield is a short drive away and the M6 can be reached within 15 minutes, providing links to Birmingham, the M5 and the rest of the country.

Sutton Coldfield provides an excellent place to shop and relax, with many shops in the Gracechurch Shopping Centre and shops on its high street known as The Parade. Also close by is Mere Green, where there is an M&S Food Hall and a Sainsbury's supermarket together with an array of independent restaurants and coffee shops in the newly developed Mulberry Walk.

Nearby, Sutton Park provides the ideal location for family, leisure, relaxation, and wellbeing. Its seven lakes, extensive woodland, and several restaurants fall on the edge of an 18 hole golf course. At 2,400 acres, the Nation Nature Reserve is one of Europe's largest urban parks and offers a wide variety of walking, sailing, and other outdoor activities.

There is excellent schooling in the area, including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Buyers are advised to check with the local council for up-to-date school catchment areas.

Proximity

Sutton Coldfield 2.4 miles, Lichfield 8.7 miles, M6 7.2 miles, M6 Toll 9.2 miles, Birmingham 10.5 miles, Birmingham International/NEC 14.0 miles, M42 19.5 miles (all distances are approximate)





Collets Farm

The charming entrance hallway is light and bright, featuring a character wood burning stove and a full-length mirror, ideal for your coats and shoes.

The snug is a delightful dual aspect room with a centrepiece brickwork gas fireplace and elegant timber beamed ceilings. Through a discreet doorway, a staircase leads to the first floor.

From the snug, the modern fitted kitchen is well-equipped with a good range of integrated appliances, including a fridge/freezer, dishwasher and double stove. This delightful space also accommodates a dining room table, which comes included with the property. There is a separate utility/boot room, with space and plumbing for the larger appliances. There is access to the gardens and a useful guest cloakroom/ gardeners WC.

To the right of the main entrance hallway, a separate hall with a captivating glass wall invites you into the dining room. The spacious living room boasts a striking media wall. Large windows on either side flood the living area with natural light.





Upstairs

The staircase rises from the snug arriving at the first-floor landing. The principal bedroom, a generously proportioned retreat with fitted wardrobes and abundant storage has a well fitted en suite bathroom with a feature Juliette balcony, double shower with a rain showerhead, a standalone bath, hand basin, and WC.

The second double bedroom, thoughtfully designed with fitted wardrobes and storage units flanking the bed. There is a Velux window providing ample light.

Bedroom three boasts a charming dressing area with fitted wardrobes and a vanity unit. The bedroom area features vaulted ceilings and ample space for a king-size bed, chest of drawers, and a TV unit.

Between bedroom three and four lies a Jack 'n' Jill bathroom, equipped with a double shower, WC, and hand basin.

Bedroom four, has fitted storage cupboards on your right, leading into the main room, ideal for a double bed.

The main bathroom completes the first floor, featuring a bath with a shower overhead, WC, hand basin, and a Velux window that bathes the space in natural light.





Garden and grounds

Set in 4.33 acres of land, you will discover a versatile outhouse, ideally suited for use as an office or workspace. It even boasts its own WC for added convenience. To the rear of this space, is easy access to the double garage, providing ample room for parking and storage.

For those with an equestrian passion, there are stables on-site, complete with a paddock and a manege, the perfect set up for horse enthusiasts.

A captivating lake, adorned with a water feature, adds tranquillity to the landscape and the well-maintained lawns are a superb feature.





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Approximate Gross Internal Area

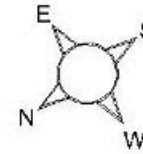
Main House = 2651 Sq Ft/246 Sq M

Garages/Barn & Office = 1052 Sq Ft/98 Sq M

Outbuilding = 775 Sq Ft/72 Sq M

Garden Store = 217 Sq Ft/20 Sq M

Total = 4695 Sq Ft/436 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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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated September 2023.

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