



## Windmill Farm

Packwood

theAgents  
property consultants



# A rare opportunity to own a spacious and stylish, family retreat in the desirable village of Packwood.

## Summary

A truly beautiful barn conversion situated behind a swooping, gated drive combining rural charm with modern versatility. Spanning across just under 5,000 sq.ft, this idyllic home provides extensive family accommodation, stunning and historic character features sat within a 1.5 acre plot.

## Ground Floor

Sympathetically restored, every detail showcases its character, from the magnificent vaulted ceilings, striking beams and charming log burners to ensure a warm and cosy feel. Boasting a series of light-filled reception rooms, you are greeted by a spacious reception hall accompanied with a double height arched window, overlooking the landscape gardens. From here, on your left you have the formal lounge, with French Doors leading out to the vegetable garden. Back through to the hallway, you find the bar snug and well appointed dining room, which homes an eight-seater table. Adjacent is currently used as a playroom. Continuing through the main wing of the property, you arrive at the kitchen. The bespoke-open plan masterpiece of design, created for a culinary enthusiast with premium integrated appliances, expanses of beautifully contrasting work surfaces and a timeless Aga that forms the centrepiece of this elegant space. Furthermore, generously vaulted ceilings with characterful beams provide an abundance of natural light. A purposeful, large utility room is accompanied by a wet room to ensure luxury. The original cow sheds have been thoughtfully converted into an ample games room and peaceful home office with a bedroom above for guests. The entirety of this home exudes family living.

## First Floor

A graceful open staircase leads to a further four double bedrooms. The principal suite; indulgent with a freestanding slipper bath centred in the extensive dressing room, complemented by a private wet room. The elevated mezzanine level creates a serene sleeping area. Guest accommodation is equally impressive, with bedroom two boasting a dramatic, vaulted ceiling and a stylish wet room. Bedroom three enjoys the use of the family bathroom. Bedroom four is a delightful, characterful suite, completed with en-suite facilities, a dedicated study nook, relaxing area, with a mezzanine double bedroom placed above.

## Outside

Set within a substantial plot, you enjoy picturesque, manicured lawns, mature gardens and outdoor areas perfect for entertaining. The grounds have been designed to flow in all directions from the home with numerous double doors leading to separate areas including the small pony paddock to the front and the all-weather tennis court to the rear.

## Location

Windmill Farm is perfectly positioned for those who wish to enjoy the charm of rural living while remaining within easy reach of Solihull, Birmingham and London. Dorridge Station is less than 1 mile away, providing direct access to Birmingham and London, while Birmingham Airport is within a short drive. The area is well served by excellent private and state schools.

## Services to the Property

Oil fired central heating, mains water, electric and drainage.

## Local Authority and Tenure

Solihull District Council and Freehold.

## EPC Rating

EPC Rated D.

## Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

## Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



































Windmill Farm, Windmill Lane, Packwood  
 Approximate Gross Internal Area  
 Main House: 430.1 M Sq / 4,629 Sq Ft  
 Outbuildings: 18.4 M Sq / 198 Sq Ft  
 Total: 448.5 Sq M / 4,827 Sq Ft  
 Excluding the Bed Deck



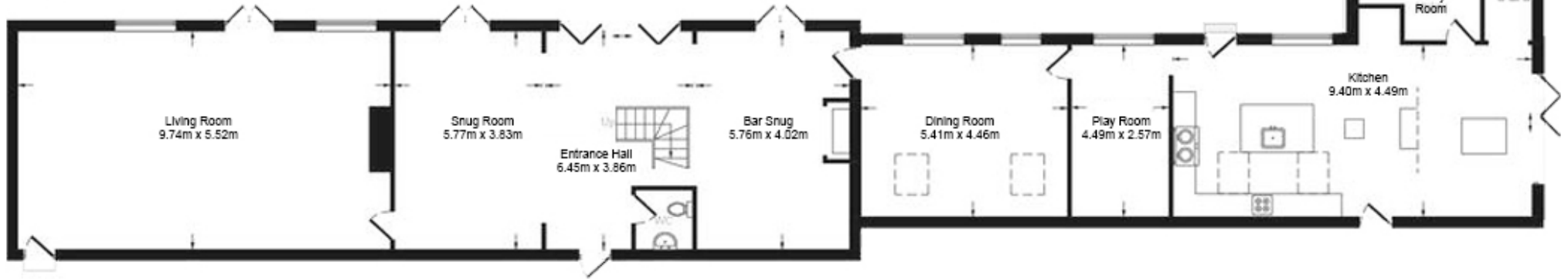
Mezzanine Floor



Not shown in actual location



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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