

THE PIG BARN SHIRRALL DRIVE
DRAYTON BASSETT
B78 3EG


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A Characterful Country Residence of Exceptional Charm and Distinction

Ground Floor:

Entrance Hallway with exposed beams throughout
Double-height Drawing room with Clearview log burner fireplace, exposed reclaimed brick walls and access door to rear garden patio
Dining room with French doors opening onto rear garden
Shaker style Harvey Jones Kitchen with Belfast sink, Electric Rangemaster Range Cooker with Induction Hob, wooden and granite work surfaces and ample storage cupboards, space for dishwasher, beautiful reclaimed stone flooring, and exposed reclaimed brick walls/Breakfast area
Utility with space for Washing Machine and Dryer
Large Pantry cupboard in utility room
Guest WC
Office with access from within the house and added access from front of property
Stunning oak wooden staircase to first floor
Solid Oak doors and windows throughout

First floor:

First floor generous landing with three skylights and exposed beams throughout the first floor
Principal bedroom with ensuite bathroom that includes a sky light and large airbath jacuzzi bathtub/shower
Bedroom number two, with wood flooring
Bedroom number three with wood flooring
Bedroom number four with sky light
Family bathroom with stand-alone cast-iron bathtub and benefiting of a skylight

Gardens and grounds:

Private gated gravel driveway with recently installed Electric Vehicle Home charger
Steps from the drawing room leading on to a gravel patio and then onto beautiful red brick paved patio for alfresco dining
Two seating areas
Stunning expansive water fountain/koi fish pond
Raised flower and tree beds
Mediterranean-style BBQ
Mature trees, hedges and shrubs for privacy
Beautiful Arbour bench seat

EPC Rating: D

Total approximate floor area: 1908 Sq. Ft or 177 Sq. Meters

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

The village of Drayton Bassett is ideally located for the M42 and M6, with fast communications to the north and to London. The comprehensive facilities of both Sutton Coldfield and Tamworth can be accessed within a short commute and an excellent local road network offers access to nearby motorway connections including M6 Toll, M6, M42, Junction 9 or 10, and the A5 and A38.

The town of Tamworth is easily accessible and has the benefit of a Ventura park, an out of town retail park with a range of well-known high street shops and restaurants.

Nearby Sutton Coldfield and Mere Green also have a range of amenities including shops and restaurants as well as excellent schooling. The cathedral city of Lichfield is just 10 miles away and offers delightful shops and restaurants and further highly regarded schooling.

Description of Property

Nestled behind a private gated gravel driveway, this exquisite character property effortlessly combines period charm with modern country living. Offering a wealth of original features including exposed beams, reclaimed brick walls, and reclaimed stone flooring, the home exudes warmth, elegance, and timeless appeal.

Upon entering the ground floor, you are welcomed by a spacious entrance hallway adorned with exposed timber beams, setting the tone for the craftsmanship that continues throughout. The inviting double-height drawing room features a large Clearview log burner fireplace set against exposed reclaimed brick walls and opens directly onto a tranquil rear garden patio, ideal for peaceful mornings or evening entertaining. Adjacent lies a formal dining room, also with French doors leading to the garden, perfectly designed for family gatherings.

The heart of the home is the stunning Harvey Jones shaker-style kitchen, complete with a Belfast sink, Electric Rangemaster Range Cooker, wooden and granite work surfaces, and a generous breakfast area. Reclaimed stone flooring and more exposed red brick elevate the space, while ample storage ensures practicality. A separate utility room with an adjoining pantry and a guest WC provides functional convenience.

An office with dual access, internally and via a separate entrance at the front of the property, offers the perfect setting for remote work (with full fibre internet) or a quiet study. Completing the ground floor is a beautifully crafted oak wooden staircase leading to the first floor.

Upstairs, a generous landing lit by three skylights and enriched

with exposed beams connects all four bedrooms. The principal bedroom is a true retreat, boasting an en-suite bathroom with a skylight that bathes the room in natural light. Three further bedrooms, two with elegant wooden flooring and one with a skylight, offer versatile accommodation. A family bathroom with a freestanding cast-iron bathtub and skylight completes the first-floor layout, creating a serene spa-like experience.

Gardens and Grounds

The gardens and grounds are equally captivating. From the drawing room, step down onto a gravel patio and continue onto a beautifully laid red brick alfresco dining area. The outdoor space includes two peaceful seating areas, an expansive water fountain feature/koi fish pond, raised flower and tree beds, a traditional Mediterranean BBQ, and a charming arbour bench seat, all framed by mature trees, hedges and lush shrubbery, ensuring complete privacy and a truly idyllic atmosphere.

This exceptional property offers a rare opportunity to enjoy refined country living in a home that radiates character, comfort, and charm.

Distances

Tamworth - 4.5 Miles
Sutton Coldfield - 3.7 Miles
Lichfield - 8 Miles
Birmingham - 12.1 Miles
Birmingham International/NEC - 14.4 Miles
M6 Toll - 12.7 Miles

(These distances are approximate)

Directions from Aston Knowles

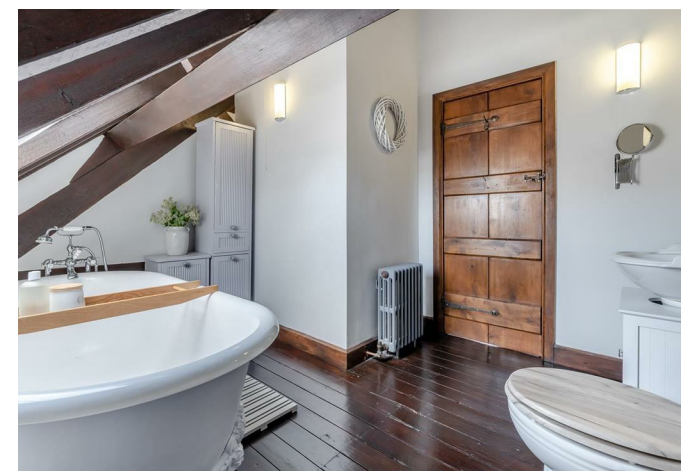
From the agent's office at 8 High Street, Sutton Coldfield, then head South-east on High Street A5127 towards Coleshill Street, continue on Coleshill Street, turn right at the first cross street onto High Street A5127, continue on and turn right onto Tamworth Road A453 at the roundabout take the second exit and stay on A453, Turn right onto Shirrall Drive.

Terms

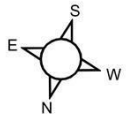
Tenure: Freehold
Local Authority: Lichfield
Tax Band: G
Broadband average area speed: 1,000+ Mbps

Services

We understand that mains water, and electricity are connected.
External oil-fired boiler (and large oil tank) for central heating and hot water
Electric Vehicle (EV) Home Charger on driveway
Full Fibre Internet for Home Working



The Pig Barn, Shirrall Drive, Tamworth
Approximate Gross Internal Area
1908 Sq Ft/177 Sq M



Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale. Others may be available by separate negotiation.

Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Disclaimer

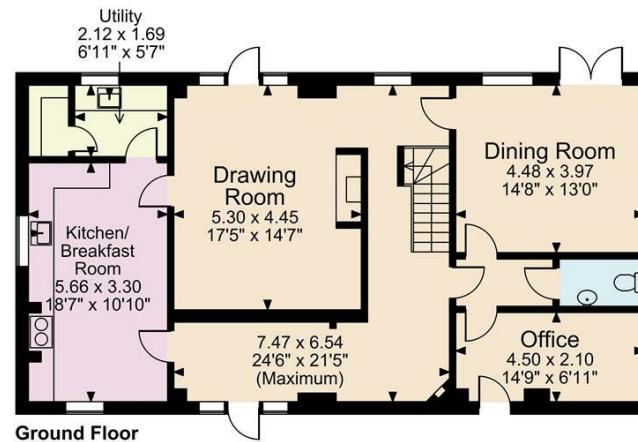
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: June 2025

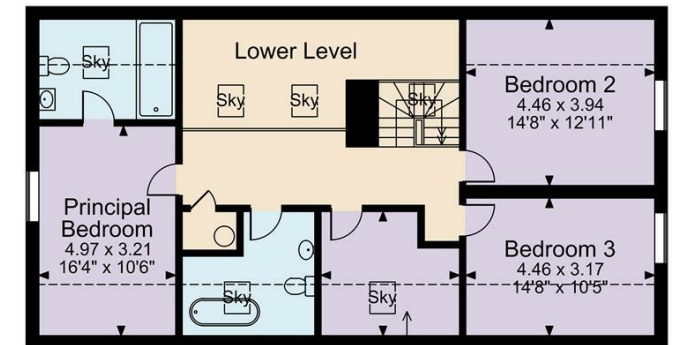
Particulars prepared: June 2025

Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



Ground Floor



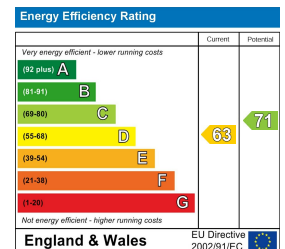
First Floor

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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