



## **WM1277 Birmingham Georgian Farm House For Filming**

Georgian Farm house on working farm, with beautiful gardens. Surrounded by parkland and woodland.

**WM1277**

## **Birmingham Georgian Farm House For Filming**

Georgian Farm house on working farm, with beautiful gardens. Surrounded by parkland and woodland.



**Location:** Warwickshire, United Kingdom

**Within the M25:** No

**Categories:** Family Traditional | Farms | Farm Houses | Cottage Film Locations

**No Bedrooms:** 4

**No Bathrooms:** 2

### **Features:**

<b>Bathroom Types</b>	<b>Bedroom Types</b>	<b>Exterior Features</b>	<b>Facilities</b>
<ul style="list-style-type: none"><li>• Period Bathroom</li><li>• Shower Room</li></ul>	<ul style="list-style-type: none"><li>• Double Bedroom</li><li>• Spare Bedroom</li></ul>	<ul style="list-style-type: none"><li>• Back Garden</li><li>• Courtyard</li><li>• Garden Shed</li><li>• Greenhouse</li><li>• Lake/Pond</li><li>• Outbuildings</li><li>• Paddock</li><li>• Patio</li><li>• Walled Garden</li></ul>	<ul style="list-style-type: none"><li>• Internet Access</li><li>• Mains Water</li><li>• Toilets</li></ul>
<b>Floors</b>	<b>Interior Features</b>	<b>Kitchen Facilities</b>	<b>Kitchen types</b>
<ul style="list-style-type: none"><li>• Carpet</li><li>• Marble Floor</li><li>• Stone Floor</li></ul>	<ul style="list-style-type: none"><li>• Furnished</li><li>• Modern Fireplace</li><li>• Period Fireplace</li><li>• Period Staircase</li><li>• Wood Burning Stove</li></ul>	<ul style="list-style-type: none"><li>• Aga</li><li>• Cutlery and Crockery</li><li>• Island</li><li>• Pots and Pans</li><li>• Small Appliances</li><li>• Utensils</li></ul>	<ul style="list-style-type: none"><li>• Kitchen With Island</li><li>• Wooden Units</li></ul>

**Parking**

- Driveway

**Rooms**

- Bar
- Barn
- Cellar
- Dining Room
- Hallway
- Living Room
- Lounge
- Office
- Porch
- Reception
- Study

**Views**

- Countryside View

**Walls & Windows**

- Large Windows
- Painted Walls
- Paneled Walls
- Stone Walls

## **Interior**

### **Ground floor**

Period front entrance leads to open hall way with flag stone floor and elegant oak staircase.

Modern country kitchen, with pale blue working AGA and central island. High ceilings with traditional meat hooks in the ceiling. Panelled flooring

Fully oak-paneled dining room, with table to seat up to 14. Hidden panelled cupboards and working fireplace. Deep red carpet.

Main lounge, wall papered, with log burner in a feature stone wall setting, original oak beam and several fitted period cupboards. Also personalised small stained glass window in corner.

Snug reception room, bright with cream wallpapered walls, fireplace and two windows.

Small office, wallpapered, with WiFi access and period desk.

Modern shower room and downstairs toilet and tiled floor.

Large double garage / games room with flag stone floor.

Second 'back' staircase at rear of hall, with roped hand rail.

### **Cellar**

Cellar with two rooms, bricked floors, lighting and running stream around the edge of the room, within indent.

### **First floor**

Large landing with beautiful views, 3 main bedrooms off front landing, all rooms with original wooden floors (only 3 rooms fully carpeted over).

Main bedroom - large double with feature wall lighting

Large double bedroom - with hidden storage and vanity sink

Guest double bedroom - feature fireplace

Guest double bedroom - with vanity sink

Upstairs bathroom, with bath, sink and toilet. Avacado coloured suite.

### **Second floor**

5 attic rooms - unused, with 3 fireplaces, all original wooden floors except for 1x traditional cheese making room with fully with concreted floor.

## **Exterior**

### **Garden**

Sweeping front drive down to the house, mature gardens with stunning old trees and developed areas.

Orchard area, with apple and fruit trees, leading down to flat croquet lawn and front gardens. Mature flower beds surrounding the garden borders. Stone steps down the front garden to give access to front paddock

Private rear walled garden, with blue brick patio, vegetable patch and traditional brick shed with pens (believed to be used for Cockerills used for fighting).

Leading from the garden area access to stables and other brick farm buildings, parkland and fishing pools.















