



Breach House Farm, Pinfold Lane, Abbots Bromley, WS15 3AF



An impressive detached farmhouse set within a superb plot including 6 acres of land, ménage and stables. Offered with no upward chain, this individual character property boasts a wealth of features throughout and originally dates back to 1840s. Having been extended and upgraded over the years, Breach House Farm offers versatile family accommodation and impressive entertaining spaces, all set within a scenic countryside location.

To the ground floor are spacious reception rooms including a family room with original open fire, a stunning orangery with a bespoke bar and family room with an oak galleried staircase rising to the first floor, in addition to the breakfast kitchen, entrance hall, dining room, garden room, living room and cloakroom. To the first floor is a master suite with dressing room and en suite and a further three double bedrooms with guest en suite.

Outside, an electric gated entrance leads into a sweeping driveway providing ample parking and access to the triple car port. There are formal gardens to the front aspect and a paved entertaining terrace to the rear aspect with views over the land and beyond. Included in the sale are equestrian facilities including a floodlit ménage, stable block with tack room and land of around 6 acres, all accessible from the main entrance and driveway to Breach House Farm.

Recently been named as one of the Top 12 Places to live in the Midlands by the Sunday Times Abbots Bromley is a thriving village famed for its annual Horn Dance home to a good selection of amenities including a Butchers', primary school, doctors, traditional pubs, church, village hall and Abbots Bromley School. A regular public bus route runs through the village allowing for access to nearby villages and towns, and there are good road links along the A515, A50 and A38. Lichfield is 12 miles and just 30 miles to Birmingham.

- Detached Character Farmhouse
- High Specification Interiors
- Four Spacious Reception Rooms
- Breakfast Kitchen with Dining Area
- Four Excellent Double Bedrooms
- Master with Dressing Room
- En Suite, Shower Room & Bathroom
- Gated Entrance, Ample Parking & Triple Oak Framed Car Port
- Paddock Land & Equestrian Facilities
- Landscaped Gardens & Terrace to the Rear
- 6 Acres of Paddock Land incorporating a Practise Golf Course
- Stables, Tack Room & Menage
- Idyllic Location with Panoramic Views

Entrance Hall 4.40 x 3.06m (approx 14'5 x 10'0)
Double doors open into this spacious hallway, having travertine tiled flooring, a door to the **Library**, bifold doors into the **Orangery** and an opening into:

Breakfast Kitchen 4.98 x 4.63m (approx 16'4 x 15'2)
Fitted with a range of bespoke wall and base units with Butcher block style worktops over, housing inset ceramic sink unit, integral appliances including dishwasher, fridge, freezer and washing machine and spaces for an Aga, microwave, TV (with aerial point) and an additional appliance. A central island provides further workspace, storage and breakfast bar and the kitchen has windows to

two sides and travertine tiled flooring

Orangery 8.17 x 6.99m (approx 28'9 x 22'11)
A superb open place space having two impressive rooflights, travertine tiled flooring, under floor heating and double doors opening out to the rear gardens. This room is fitted with a Lutron lighting system to create mood and effect lighting. The bespoke bur walnut and marble topped bar houses an integral coffee machine, wine cooler and sink. Two sets of french doors open out to the rear aspect and the **Orangery** leads into:



Living Room 7.53 x 4.82m (approx 24'8 x 15'9)
With Lutron lighting system, oak flooring, bespoke fitted oak cupboards double doors out the gardens and exposed beams. A LPG gas fire is set to a brickwork inglenook with beam lintel over and the staircase with oak banister rises to the galleried landing at the first floor **Master Suite**

Dining Room 5.95 x 3.04m (approx 19'6 x 9'11)
Accessed from the entrance hall and having windows to the side, oak panelling to the walls and Amtico flooring. doors open to the **Inner Hall** and into:

Family Room 7.96 x 3.69m (approx 26'1 x 12'1)
This spacious reception room features an

inglenook fireplace, parquet flooring and bay windows overlooking the front and side aspects. Doors leads off to:

Inner Hall

With parquet flooring, stairs rising to the first floor landing, a discreet recess housing space for a

tumble dryer and doors to the **Orangery** and:

Garden Room 5.88 x 4.55m (approx 19'3 x 14'11)

Recently converted, this spacious reception room is ideal as for use as an additional sitting room or playroom. With windows to two sides, double doors to the rear aspect and recessed spotlights



Stairs rise from the **Family Room** up to the galleried landing:

Master Bedroom 8.43, 4.54 x 4.90m (approx 27'7, 14'10 x 16'1)

Triple glazed oak windows extend into the apex enjoying countryside views over the land and ménage and this room has oak flooring, impressive oak supports and vaulted ceilings

Dressing Room 6.21 x 5.64m (approx 20'4 x 18'6)

Fitted with a range of bedroom furniture including wardrobes and a dressing table, with windows to two sides and exposed oak beams this spacious room serves as a spacious dressing area to the master suite. Door to the Inner Landing which in turn gives access to the main landing and to:

En Suite Shower Room 3.09 x 1.96m (approx 10'1 x 6'5)

Comprising a Kholer suite fitted with wash basin set to vanity unit, low level WC and walk in shower, with travertine tiled flooring and walls and a window to the side aspect

Landing

Providing a study area and having doors off to:

Bedroom Two 4.84 x 4.69m (approx 15'10 x 15'4)

A spacious principal bedroom having Amtico flooring, double doors to the rear aspect with rural views over a Juliette balcony and a double fitted wardrobe. Further doors open into the **En Suite** which is split into two rooms, a double shower with tiled splash backs and the pedestal wash basin and WC

Bedroom Three 3.99 x 3.72m (approx 13'0 x 12'2)

Having a window to the front aspect overlooking the entrance and driveway

Bedroom Four 3.97 x 3.75m (approx 13'0 x 12'3)

Another spacious double room having windows to two sides

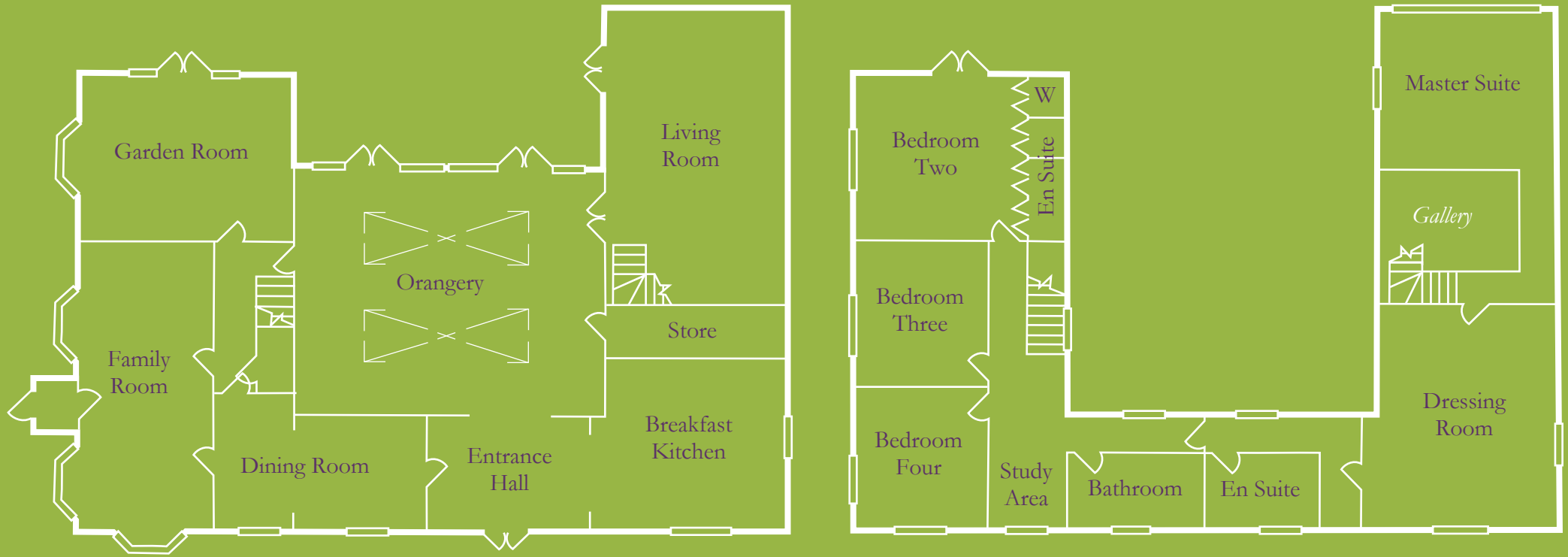
Bathroom 2.75 x 2.0m (approx 9'1 x 6'6)

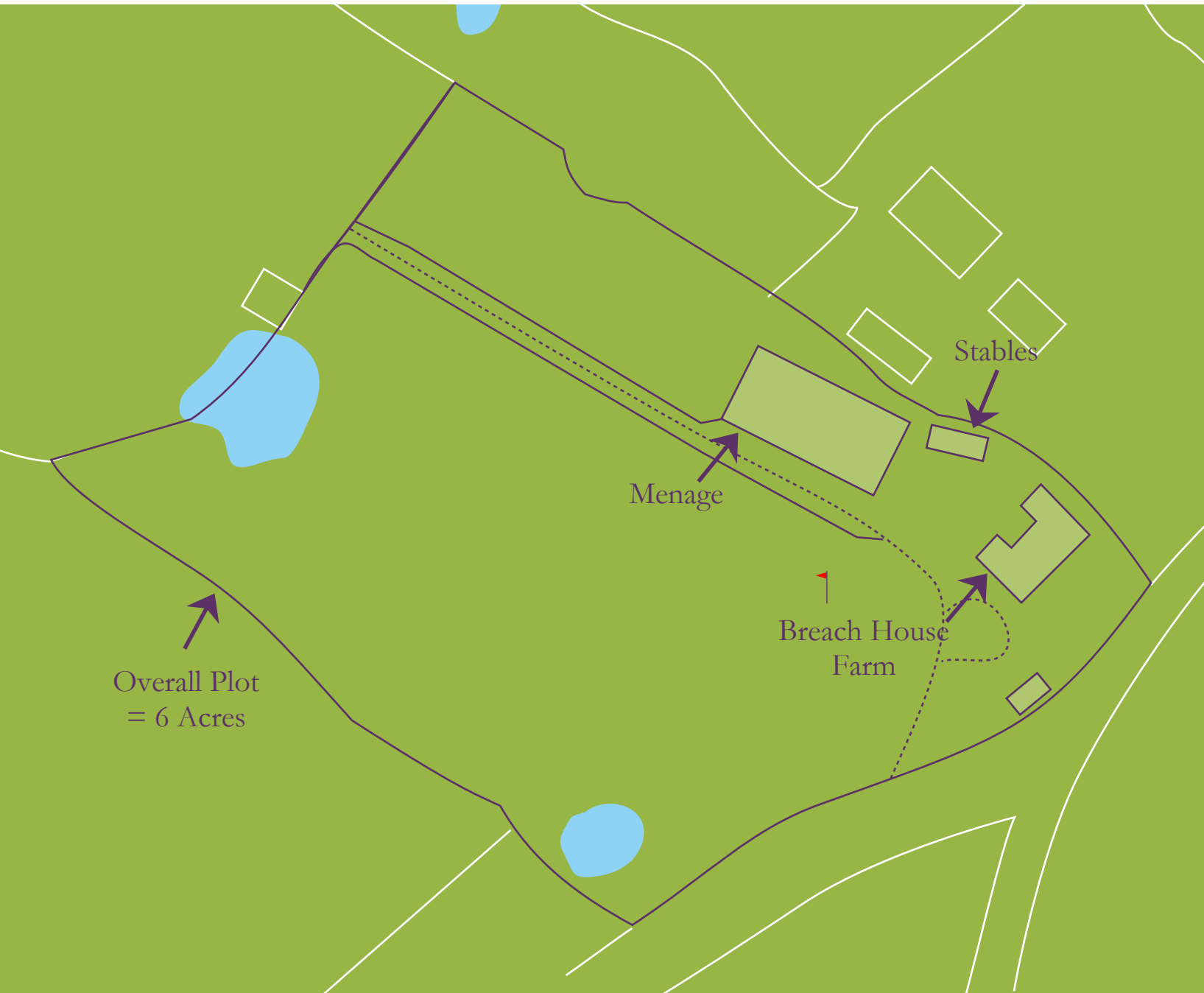
Fitted with a white Kholer suite comprising vanity wash basin, low level WC and Jacuzzi bathtub, with tiled flooring, tiling to walls, a window to the side and fitted airing cupboard housing the water cylinder











Outside

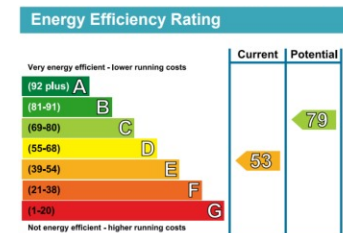
A walled entrance with electric gates opens into the sweeping driveway leading to the property, where there is ample parking and a central border creating a turning circle. Accessed from the drive is a **Triple Oak Framed Car Port** and well tended gardens extend to the side of the property laid to shaped lawns and box hedging.

Equestrian Facilities & Land

Included in the asking price is a full size floodlit **20 x 40m Ménage** laid to silica sand and **Three Looseboxes** are set within a stables block also housing a **Tack Room**. The plot extends to a total of **6 Acres** of land and a

Directional Note

From Abbots Bromley, leave the village towards Newborough and at the junction bear right toward Hoar Cross. Immediately turn right onto Pinfold Lane and continue for around one mile. At the triangle junction, bear to the right and the entrance to the driveway on your right hand side



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.