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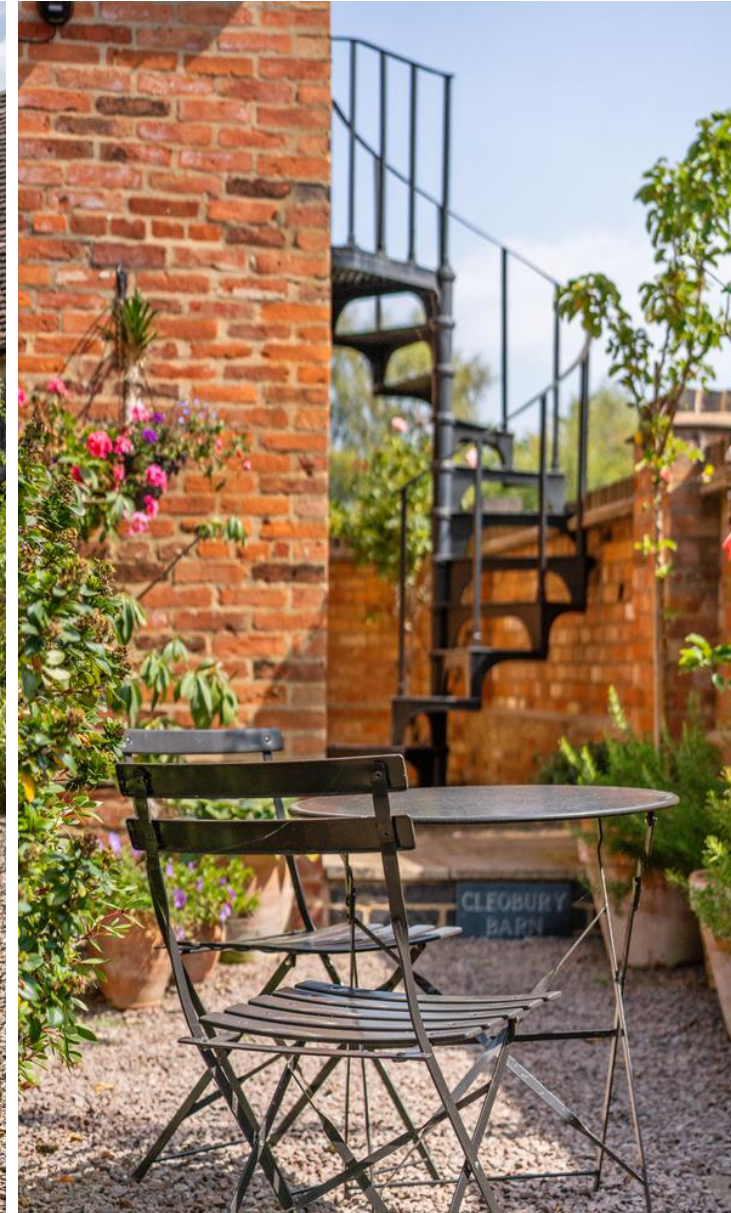
**LITTLE CLEOBURY BARN  
CLEOBURY LANE  
EARLSWOOD  
B94 6AF**

Where rustic beams meet contemporary elegance, Little Cleobury Barn is a listed home of rare character. With vaulted ceilings, sunlit living spaces and beautifully curated interiors, it offers a lifestyle as charming as it is timeless.

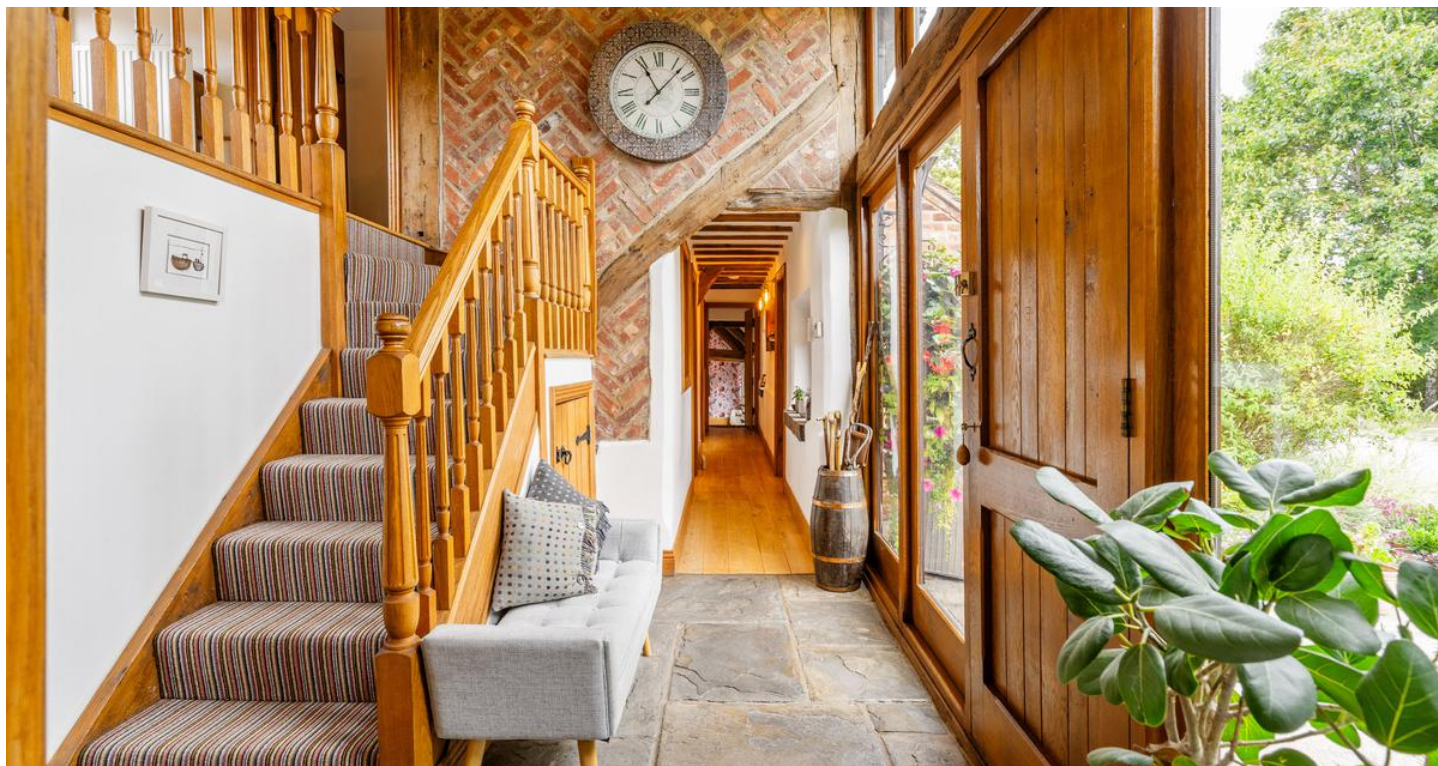
# LITTLE CLEOBURY BARN

This splendid Grade II listed, former barn and stables, blends 17th Century history with the comforts of modern living. Beyond its gated entrance lies a property filled with architectural drama and warmth: vaulted ceilings, exposed beams, and rooms that invite both family life and entertaining. From the moment you step into the galleried hallway, with its flagstone flooring and herringbone brickwork, you feel the blend of craftsmanship and creativity that defines this remarkable barn. Accommodation is versatile where every room carries its own character, blending comfort with heritage.

This is more than a barn conversion; it's a lifestyle home where history, elegance and comfort sit side by side all within strolling distance of the beautiful Earlswood Lakes.







Stepping into the reception hallway, you are immediately greeted by a sense of grandeur. The flagstone floor, herringbone brickwork and exposed beams rise dramatically to the vaulted ceiling above, drawing the eye to the galleried landing. The oak staircase, with its spindle balustrade and dog-leg turn, anchors the space in craftsmanship, while the cloakroom and storage discreetly serve the practicalities of everyday life.

The dining room, with its feature hearth, underfloor heating and oak floor, is an intimate yet impressive setting for dinner parties and family meals alike. The lounge offers a different mood: warm, inviting and perfect for evenings spent watching a movie. Oak doors and character beams frame each room, ensuring every space feels connected to the barn's heritage.

At the heart of the home, the breakfast kitchen brings light and life. Whisper grey hand-painted units and quartz worktops provide a timeless canvas, with a Belfast sink, breakfast bar and space for family dining. Exposed beams add drama, while the adjoining laundry room offers direct access to the courtyard garden.

At the far end of the property, the vaulted living room steals the show. Flooded with natural light from the full height doors and windows and dominated by its exposed trusses, it balances rustic character with contemporary scale. A gas-effect log burner creates an anchor point for the room, making it as suited to quiet evenings as lively gatherings.

Practical spaces flow seamlessly, with a study set opposite a ground-floor bedroom complete with fitted wardrobes. An inner lobby, also with built-in storage, leads to the shower room and staircase rising to the second bedroom, offering flexible accommodation that can adapt as guest quarters, a work-from-home space or a private retreat.











The first-floor galleried landing is a feature in itself, with exposed beams rising to a vaulted ceiling and views stretching across the reception hall. Comfortable seating and windows to both front and rear make this more than a passageway; it's a place to pause and take in the home's unique character.

The principal suite is a sanctuary. Skylight and oak-framed windows bathe the room in light, while beams and oak flooring reinforce the rustic charm. Stairs lead to the dressing room with additional fitted wardrobes, leading through to the completely refurbished bathroom. Here, a roll-top bath, tiled shower in soft pink tones and patterned flooring create a spa-like retreat — a place to unwind in absolute style.

Across the landing lies another bedroom, equally blessed with exposed beams, storage and garden views. Its refurbished en-suite provides convenience without compromising character.

A separate stairwell leads to a further bedroom, offering dual-aspect windows, oak flooring and bespoke wardrobes. The blend of light, storage and exposed timber makes it both practical and striking with space to serve as either a restful bedroom or an inspiring creative studio.

Together, the upstairs accommodation provides flexibility and individuality, ensuring every room has its own story to tell.











Set behind imposing electric gates, the grounds create a sense of privacy and arrival. Ample parking is available for up to 10 vehicles, with the practicality softened by careful landscaping. Willow-style fencing, newly planted shrubs and trees and thoughtfully placed patios combine to create a series of outdoor rooms. Whether you prefer to start the day with coffee in the morning sun, enjoy an afternoon with family on the lawns or retreat to a shaded terrace with a book, the gardens are designed to provide both beauty and versatility.

This is a garden that balances form and function, echoing the home itself — a space to gather, to relax and to enjoy the seasons.







Total area: approx. 263.5 sq. metres (2836.3 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using Planity.

## FEATURES

- Beautiful Converted Listed Barn
- Fabulous Period Features Throughout
- Underfloor Heating Throughout the Ground Floor
- Four Spacious Bedrooms & Three Bathrooms
- Grand Galleried Reception Hallway
- Light Filled Vaulted Living Spaces
- Hand-Painted Kitchen Made for Family Gatherings
- Courtyard Gardens with Sunlit Patios
- Private Gated Entrance with Parking for 10 Cars
- Electric Charging Point

**SIZE** Total - 2,836 sq ft

**TENURE** Freehold

## SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

## SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

## BROADBAND

| Type     | Max download speed | Max upload speed |
|----------|--------------------|------------------|
| Standard | 18 Mbps            | 1 Mbps           |

**Network in the area:** OpenReach, City Fibre available to be confirmed.

## MOBILE

**Network in the area:** Vodafone, 02, EE, Three

## PARKING

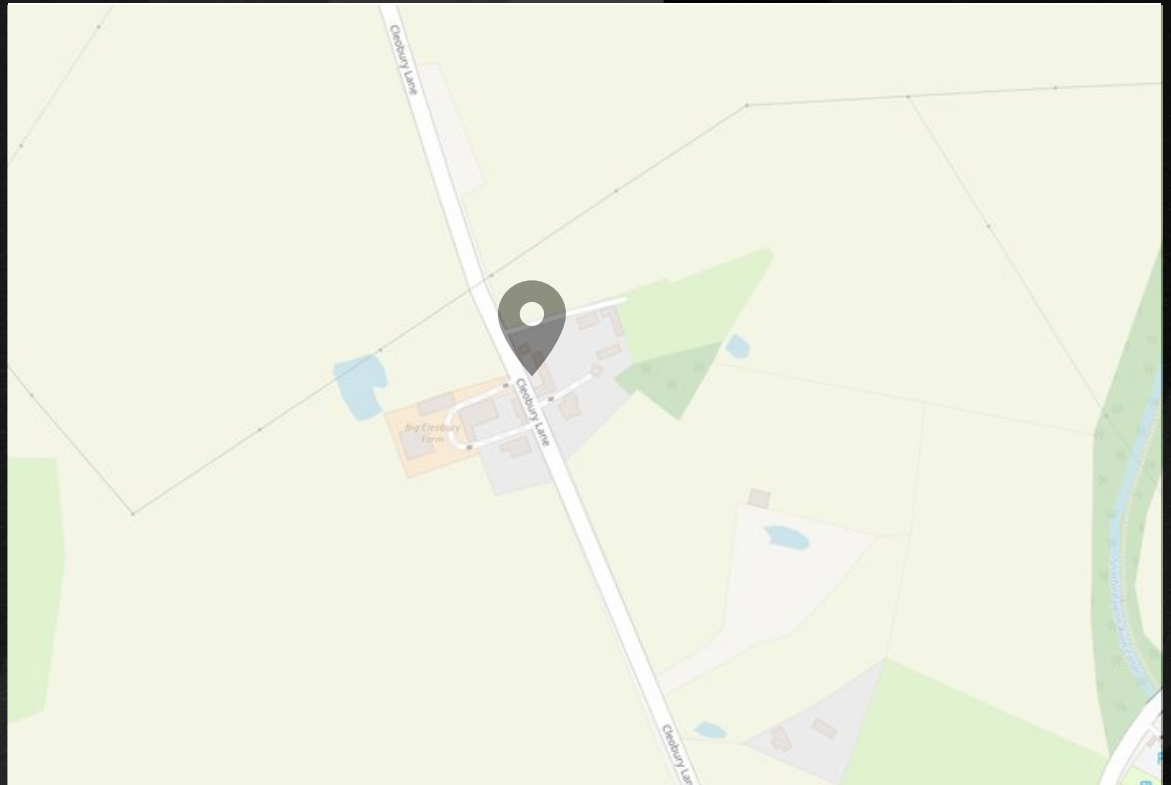
Garage and Driveway Parking for up to 10 Cars

## FLOOD RISK

No Risk

## COVENANTS

*Listed Building*



## LOCATION

Nestled in the countryside yet within easy reach of amenities, Little Cleobury Barn offers the best of both worlds. Earlswood is known for its rural charm with the beautiful Earlswood Lakes and woodlands providing a backdrop for walking, cycling and equestrian pursuits. Despite its peaceful setting, the property enjoys excellent transport links with Solihull, Birmingham and Warwick all within easy reach as well as local train stations at The Lakes, Earlswood and Whitlocks End.

Nearby, local shops, schools and dining options provide convenience, while the cultural and retail offerings of larger towns and cities are just a short drive away. The location is ideal for those seeking tranquillity without compromise, combining village character with connectivity.

## VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*

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**YOUR PREMIUM AGENT**

Call us on **01564 777314 (option 4)**

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