



School Farm Barn
Maxstoke | North Warwickshire | B46 2BP

SCHOOL FARM BARN

School Farm Barn is not just a conversion; it is a visionary transformation, curated with intellect, artistry and soul. A modern country masterpiece where every detail serves beauty, sustainability and comfort. A rare offering, ready to be lived in – and loved.





Discreetly positioned on a quiet country lane in the idyllic and highly coveted hamlet of Maxstoke, School Farm Barn is a sublime blend of rural heritage and cutting-edge contemporary living. Completed in 2022, the home has featured in architectural publications—and rightfully so. A true grand design, this barn conversion centres around a wide-open front section that seamlessly unites the kitchen, dining and living spaces beneath a spectacular wood-panelled roof soaring to 9 metres, creating a breath-taking sense of space and drama.

The stunning gallery mezzanine bridges the upper level, offering striking views across the home's architectural core. However, it was the present owners who took this design to the next level with their exceptional vision and creative genius. They understand that exceptional interior design goes far beyond aesthetics—it transforms a house into a true home. They have cleverly created spaces that reflect their personality, evoke emotion, and support everyday life with elegance and ease.

Through thoughtful design, textures, materials and light are orchestrated to evoke warmth and comfort, while form and function are seamlessly integrated to enhance how we live, relax, gather and grow. In this incredibly well-designed home, every detail has purpose—whether it's the tactile pleasure of oak underfoot, the quiet confidence of bespoke cabinetry, or the calm harmony of natural tones and tailored lighting. It's this level of intentionality that elevates School Farm Barn into a sanctuary—one that doesn't just look beautiful, but feels like it belongs to you from the moment you walk in.

Step through the dramatic entrance and find yourself embraced by a cathedral-like open-plan living space featuring a floating steel staircase, a mezzanine landing, and a spectacular concrete and oak media wall. The heart of the home is the exceptional Leicht-designed kitchen, complete with Corian and oak finishes, Miele and Siemens appliances, and a dedicated cook's pantry with a built-in wine cooler—all seamlessly flowing out through 4.5-metre glass doors to a covered loggia and sun terrace.







Seller Insight

“Living at School Farm Barn has been one of the most rewarding and creatively fulfilling chapters of our lives.”

When we first stepped inside this extraordinary barn in 2022, it was already a remarkable space—an architectural showpiece featured in design magazines, with its sweeping, wood-panelled ceilings soaring up to 9 metres, and the beautifully open plan living, dining and kitchen area framed by the gallery mezzanine above. It had five wonderfully proportioned en-suite bedrooms, clever storage solutions like the bespoke boot room and dressing areas, and a seamless flow from the inside to the outside.

It was clear from the beginning that the property had been designed with incredible attention to detail, from the high-specification kitchen and bathroom fittings to the eco-conscious features like the 20 solar panels, two air source heat pumps, underfloor heating, and the fully integrated smart home system—including Google Nest thermostats, smoke alarms, Mesh Wi-Fi, and digitally controlled CCTV and alarm systems. It even came with the reassurance of seven years remaining on its new-build warranty.

But it was the potential of the space—the opportunity to add our own personality—that truly excited us.

Since moving in, we've poured ourselves into refining and enhancing every corner of the home. We've added custom-built bookshelves, wardrobes, drawer units and wall panelling, making each room feel warmer, more functional, and uniquely ours. We've installed new doors, elegant curtains and bespoke blinds, and upgraded the energy system further by integrating a wall-mounted high-performance battery, which allows us to store and use solar energy more efficiently reducing our utility bills by about a third.

Outside, we embarked on an extensive garden transformation, planting trees, shrubs, a laurel hedge, and a rich palette of perennial flowers, including a sun loving fig tree on the southside, framed by beds of lavender. We built raised vegetable beds from untreated cedar, filled with organic soil and compost, creating a garden that's both beautiful and productive.

We also commissioned the construction of a bespoke oak-clad carport, in keeping with the barn's aesthetic. It houses a solid workshop and garden storage shed, and is equipped with lighting, power sockets and e-charging capacity—perfectly blending practicality with design integrity.

Perhaps our favourite project has been the creation of a natural swimming pond on the south side of the garden. It's filtered and pump-fed, with water lilies and native plants that bring the space to life—literally. Birds, butterflies, and even emperor dragonflies visit regularly, and our dogs love to drink from it. The soil excavated for the pond now forms gentle, planted banks, adding a layer of privacy and creating a magical landscape we've loved watching change through the seasons.

What has made living here so special is not just the beauty or the design—it's the balance. We've had the peace of a rural retreat, the joy of creating something truly our own, and the practicality of being just minutes from world-class transport, culture, and community.

School Farm Barn has been a place where architecture, nature, and lifestyle come together in harmony—and it has been a privilege to call it home.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







The principal suite is a sanctuary of sophistication, combining industrial style with sensual textures: polished concrete beams, a freestanding Victoria & Albert bath, Mandarin Stone marble, and Crittall-glazed walls create an atmosphere of calm and elegance.



On the first floor, a full-width mezzanine and studio overlook the main space, with additional en suite bedrooms, dressing areas and storage options, all crafted with the finest materials—from oak floors and ply ceilings to handmade oak doors and V&A sanitaryware.

The attention to detail and finish throughout is second to none—every internal door is 2.5 metres, handmade in oak. Flooring features oak boards, wool carpets and terrazzo tiling, with Crittall-glazed walls connecting spaces including the pantry, mezzanine, studio, boot room and a stunning backlit wine and bar wall with capacity for 80 bottles.

With a total of five en suite bedrooms, the home includes cleverly designed dressing rooms, boot rooms, built-in storage, a walk-in pantry, utility room and internal garage access, all finished to the highest specification. Enhancing the lifestyle offering is a suite of smart home technologies, including Google Nest thermostats and smoke alarms, Google Mesh Wi-Fi, and digitally accessible CCTV, alarm and sprinkler systems.

Thoughtful additions have continued to refine the home: custom-built bookshelves, wall panelling, additional doors, fitted curtains and blinds, and expanded wardrobe and storage solutions elevate both form and function—all with impeccable design and style. A high-performance wall-mounted battery has also been added to optimise the 20-panel solar array, allowing for greater electricity efficiency and reducing utility costs by up to one-third.













Externally, School Farm Barn now includes a newly constructed oak-clad carport with a steel frame, seamlessly designed to complement the home. It incorporates a secure shed, garden utility storage and workshop, complete with indoor/outdoor lighting and e-charging-ready sockets.

At the heart of the grounds, a truly stunning natural swimming pond has been created on the south side of the garden, combining the tranquil beauty of aquatic flora and fauna with the practicality of a chemical-free swimming pool—safe for dogs, birds and even emperor dragonflies. Gently sloped planted banks crafted from excavated soil now frame the pond, providing privacy and a breath-taking natural backdrop.

Further extensive landscaping investments have elevated the gardens to showcase level. Mature trees, shrubs, a laurel hedge, perennial flower beds, and raised cedar vegetable plots filled with organic soil make the grounds as considered and cultivated as the interior.

The exterior nods reverently to the barn's past with its oak cladding, black-painted original brickwork and 5-metre sliding barn doors—now the awe-inspiring entrance to the home. Inside, a symphony of architectural steel, Crittall glazing, bespoke oak cabinetry and eco-conscious technology make this property a benchmark in contemporary rural luxury.



MAXSTOKE

Maxstoke: A Timeless Hamlet with Modern Connectivity

Nestled in the heart of undisturbed Warwickshire countryside, the tranquil hamlet of Maxstoke offers a rare and perfect harmony: serene rural living with effortless access to transport, leisure, and culture. Surrounded by rolling farmland and wide, open skies, this peaceful location is a haven for those seeking privacy, natural beauty, and community spirit—without sacrificing convenience.

Despite its secluded charm, School Farm Barn is remarkably well-connected. The M6, M6 Toll and M42 are all within easy reach—close enough for seamless commuting, yet far enough to preserve the area's quietude. Birmingham International Airport and Railway Station are just 15 minutes away, offering direct trains to London Euston every 30 minutes, with travel times just over an hour. From the same terminal, enjoy daily direct flights to global hubs such as Dublin, Edinburgh, Frankfurt, Munich, Paris, Zurich, Dubai, and Rome, as well as a wide array of holiday destinations.

Sports & Leisure: Active Country Living

Maxstoke is a dream for lovers of the outdoors. Just minutes from the house are two local golf clubs, including the prestigious Forest of Arden Championship Golf and Leisure complex, and more than 10 acclaimed golf courses within 30 minutes' drive. Cyclists will appreciate the area's scenic road and track cycling routes, while the endless public footpaths, bridleways and open fields offer outstanding walking opportunities for both nature lovers and dog owners alike.

Nearby, the Kingsbury Water Park presents over 600 acres of lakes and woodland, perfect for wildlife watching, watersports, and family adventures—making it one of the Midlands' most beautiful and versatile natural attractions.

Food & Dining: A Culinary Heartland

Maxstoke is ideally situated for those with a taste for fine food. The West Midlands boasts over 20 Michelin-starred restaurants, with celebrated options nearby in Hampton-in-Arden and Kenilworth. From locally sourced country pub fare to exquisite tasting menus, the region's culinary scene rivals that of any major city—and it's all just a short drive away.

Community: Warmth Without Intrusion

Maxstoke is more than just a location—it's a true community. This welcoming hamlet is home to a close-knit yet respectful neighbourhood, where residents support one another without infringing on privacy. A village WhatsApp group ensures quick communication, while regular gatherings at the village hall create opportunities to socialise and forge lasting friendships.

Need a recommendation for a local tradesperson? The community responds in minutes. Pride of ownership is evident throughout, with beautifully kept properties reflecting the care and attention of those who live here.

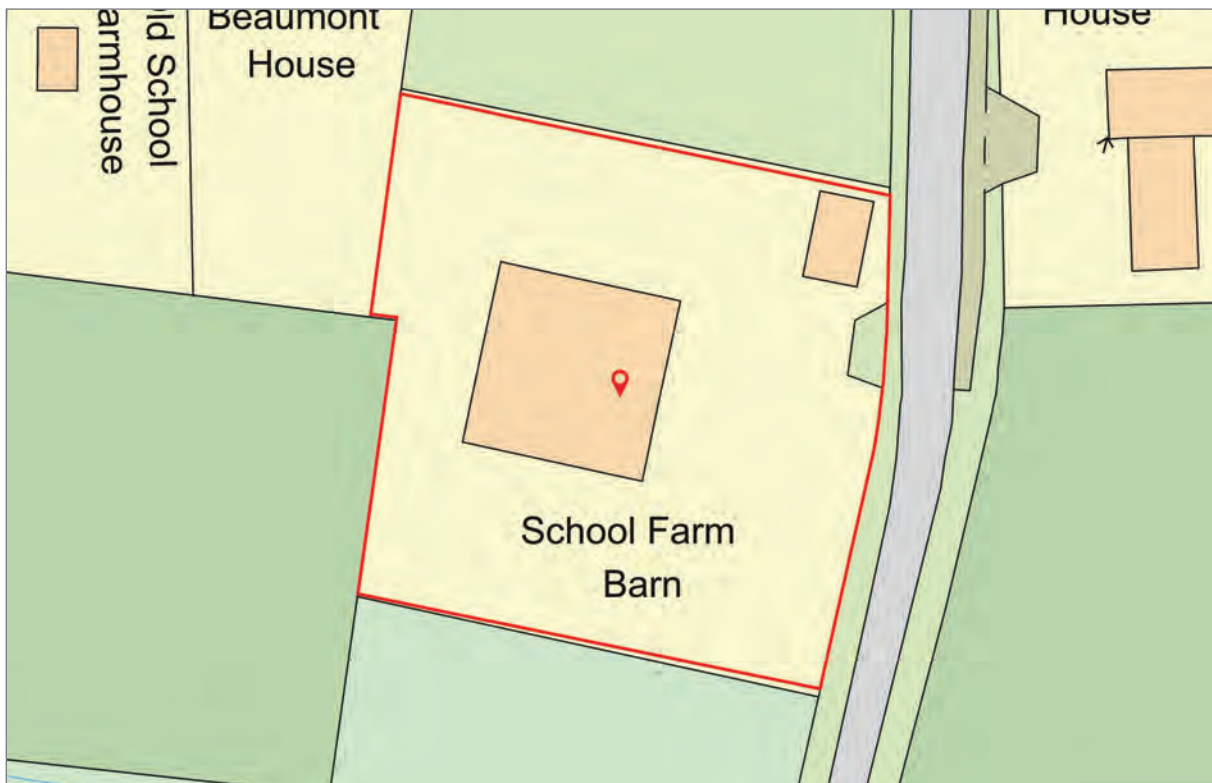
Just five minutes away lies Coleshill, offering a range of shops, restaurants, pubs and supermarkets. Meriden is also close by, with its own eateries and access to the A45, adding to the area's convenience.

A Setting of Historic Prestige

Maxstoke is part of the historic Maxstoke Estate, home to the ancient Maxstoke Castle, Maxstoke Golf Club, and several working farms. This historic context enriches the hamlet's character and underpins the timeless quality of its setting. From School Farm Barn, enjoy far-reaching countryside views, yet remain just 30 minutes from central Birmingham, 20 minutes from Solihull, and mere moments from international rail and air travel.

Maxstoke offers a lifestyle that's increasingly rare: uninterrupted peace and space, balanced by world-class connectivity and amenities. It's not just a location—it's a destination, a retreat, and a lifestyle.





Services, Utilities & Property Information

Security:

Fitted alarm system

Full CCTV system

Services & Features:

Mains water supply and electric

Two air source heat pumps

20 roof-mounted solar panels

Tesla Powerwall energy storage

Underfloor heating throughout the ground floor; radiators to the first floor

Electric vehicle (EV) charging point

Pool pumps and filtration system, including pool cleaning robot

Garden sprinkler system

Sewer treatment plant

Tenure: Freehold | EPC: B | Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

Website

<https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>

Opening Hours

Monday to Friday 9.00 am–5.30 pm

Saturday 9.00 am–4.30 pm

Sunday By appointment only

SCHOOL FARM BARN, NEW END ROAD, MAXSTOKE, B46 2BP



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



OUTBUILDING

APPROXIMATE GROSS INTERNAL AREA: 4613 sq ft, 429m²
 LOW CEILINGS & OPEN TO BELOW : 1293 sq ft, 119m²
 GARAGE & OUTBUILDING : 682 sq ft, 63m²
 TOTAL AREA: 6588 sq ft, 611m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate 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 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 21.07.2025







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With over 25 years combined service within the Fine & Country brand, we took the pioneering step 10 years ago to form a joint partnership, combining each of our individual skills to greater effect offering our clients an unrivalled level of service. We enjoy the challenge of exceeding our client's expectations and take great pleasure in helping people move home as smoothly and stress free as possible.

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"A big thank you to both Martin and Rachel"

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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