



Holly House, Spencers Lane, Berkswell

Holly House, Spencers Lane Berkswell CV7 7BZ

Holly House is in a lovely tranquil location just outside the delightful village of Berkswell. The village boasts a primary school rated outstanding by Ofsted, a quaint village tearoom & restaurant, a church, a village pub and a railway station.

There is a wide range of state and private schools in the area to suit all requirements.

Solihull town centre has an excellent range of shopping facilities including the Touchwood Shopping Centre, restaurants, bars and cinema complex. The Barn at Berryfields farm shop and restaurant is a short distance away.

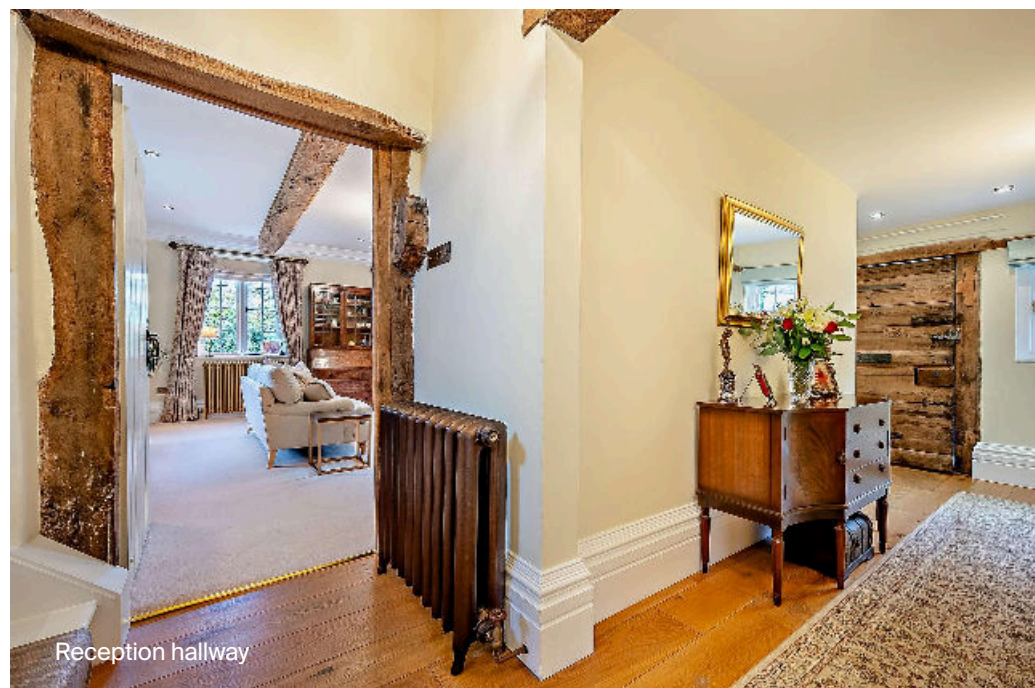


Offers over: £2,300,000

Tenure: Freehold

Local authority: Solihull Metropolitan Borough Council

Council tax band: G



Reception hallway



Study/home office



Drawing room

Holly House

Is a prominent Grade II listed Queen Anne family home with superb flow and excellent proportions. There is a superb detached one bedroom cottage annexe and a wonderful chalet-style grill-house set in 1.28 acres of perfectly landscaped gardens and woodland.

The property has been beautifully renovated by the current owners and offers impeccably appointed, flowing accommodation which combines period charm with contemporary elegance. There are some unique and beautifully executed details in the decor throughout the entire house.

Approached from Spencers Lane, Holly House has electrically operated entrance gates opening to a large gravelled drive with ample parking for several vehicles. There is a detached double garage with coachhouse-style doors.

The front door opens to a welcoming reception hallway with doors radiating to the principal reception rooms and a staircase rises to the first floor landing area.

The superb study/home office is light and bright enjoying a dual aspect with views to the front. Fitted with a superb range of shelving and cupboard space this is ideal for conducting business from home.

The formal drawing room is a light bright and relaxing space. The triple aspect provides lovely garden views with the focal point being the superb Inglenook fireplace with its solid wood bressummer beam and open fire with canopy hood.

The open plan kitchen/dining/family room is a superb flowing space. The kitchen is beautifully fitted with a comprehensive range of contemporary, farmhouse-style floor and wall mounted units with complementing polished natural stone work surfaces and splashbacks. There is a good range of integrated Miele appliances. The space flows perfectly into the dining area. With its colonial feel the pitched ceiling and pale wood beams draw the eye upward to the double-height space. To the right, the lovely family area with bi-fold doors opening to the patio is a perfect spot to relax after lunch.

The superb utility room (bootility) flows off the dining area to the left. Excellently fitted and matching the kitchen there is a door out to the front garden and driveway. There are two fitted cupboards one being a hanging wardrobe and the other being a shelved cupboard with a central bench seat with a drawer beneath. The shower room is beautifully fitted and the Moroccan-inspired tiles create an eye-catching feature.



Kitchen



Utility/boot room



Dining area and family area



Sitting room

The inspiring sitting room with its vaulted ceiling and inset skylight windows continues the wonderful colonial feel. The bi-fold doors wrap around two walls of the room providing plenty of natural light and opening up during the summer months to bring the fabulous gardens into the house.



Sitting room



Sitting room



Kitchen



Drawing room



Dining area



Drawing room



Family area



Dining area

Upstairs

The turning staircase is a lovely feature of Holly House. A picture window at the landing provides a pretty view to the rear gardens and the gallery landing with a delightful window seat allows the rear garden views to be enjoyed, a perfect spot for reading.

The principal bedroom suite is an elegant and relaxing space. The dual aspect provides lovely views and plenty of natural light. There is a superb range of fitted bedroom furniture providing ample storage and the wonderful Shaker-style wood panelling matches the bedroom furniture creating a marvelous symmetry to the space. The stunning en suite bathroom is remarkably well-fitted and a visual delight. The position of the bathtub allows wonderful starry night views to be enjoyed while relaxing in the tub. There is a separate double walk-in shower.

Bedroom two enjoys a dual aspect with views to the front and side. Beautifully appointed there are fitted wardrobes providing ample storage space.

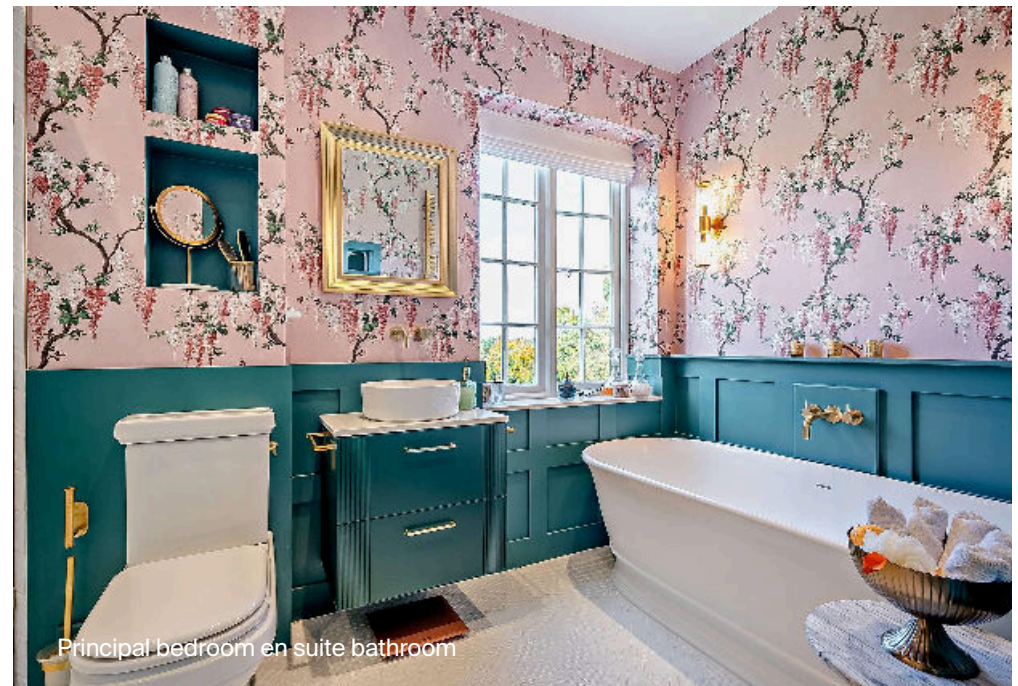
Bedroom three is another delightful bedroom with rear garden views. There are built-in wardrobes providing ample storage space.

The family bathroom is stunning! The gorgeous copper-nickel bateau bathtub is eye-catching and there is a separate walk-in shower.

Stairs rise again to the second floor where bedrooms four and five are located. A skylight window overhead provides plenty of natural light. Both bedrooms have fitted wardrobes and bedroom five has a large walk-in wardrobe. Both rooms have a magical feel with painted beams creating overhead interest. Bedroom four has the benefit of an en suite shower room with a double walk-in shower.



Principal bedroom



Principal bedroom en suite bathroom



Principal bedroom



Bedroom three



Bedroom two



Bedroom four



Bedroom four en suite shower room



Bedroom five



Family bathroom



Holly House Cottage

The Cottage

This fabulous self-contained cottage is flexible in its use and could be perfect for elderly relatives wanting to retain their independence or for a teenage/young adult, family member wanting their own space away from the main house. It also lends itself to visiting guests or as potential business offices.

The current owners have converted the open-plan kitchen/sitting room into a fabulous and fully equipped home bar. Beautifully appointed this superb space is perfect for entertaining friends and family. French doors open to a wonderful patio terrace, a fabulous spot to enjoy a freshly pulled pint with friends.



Bar/sitting room



Holly House Cottage patio



Holly House Cottage bedroom/sitting room

Stairs rise to the first floor where the large bedroom/sitting room is located. The en suite bathroom is delightful and is fitted with a bathtub with shower over.



Holly House Cottage bedroom/sitting room



Holly House Cottage en suite bathroom



Gardens and grounds

Holly House sits in a private setting with beautiful mature landscaped gardens providing year-round interest.

The large patio terrace next to the house provides a lovely space for summertime relaxation and BBQs. A path flows from the patio to the elegant breeze house for those wishing to dine outdoors away from the summertime sunshine.

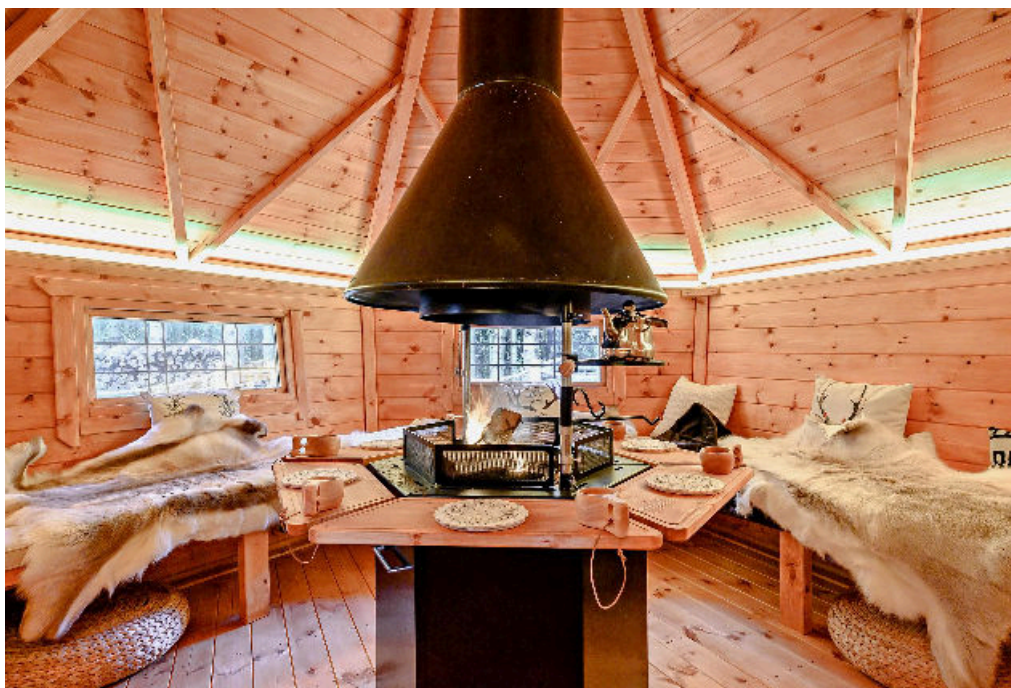






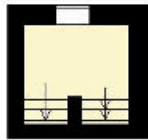
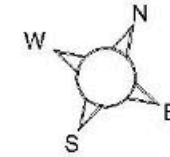
The garden is mainly laid to lawn with trees interspersed. Tucked away amidst the trees in the tranquil wooded area of the garden sits the Hansel & Grettle-inspired grill-house. The door opens to a delightful chalet-style cabin with a central grill/fire to the centre of the space and ample seating. Another superb spot for year-round entertaining. A decked terrace provides a peaceful outdoor sitting area to enjoy the tranquillity of the gardens.

During the spring/summer months, there is a Wisteria that trails across the front of the house creating a lifestyle magazine-perfect picture.

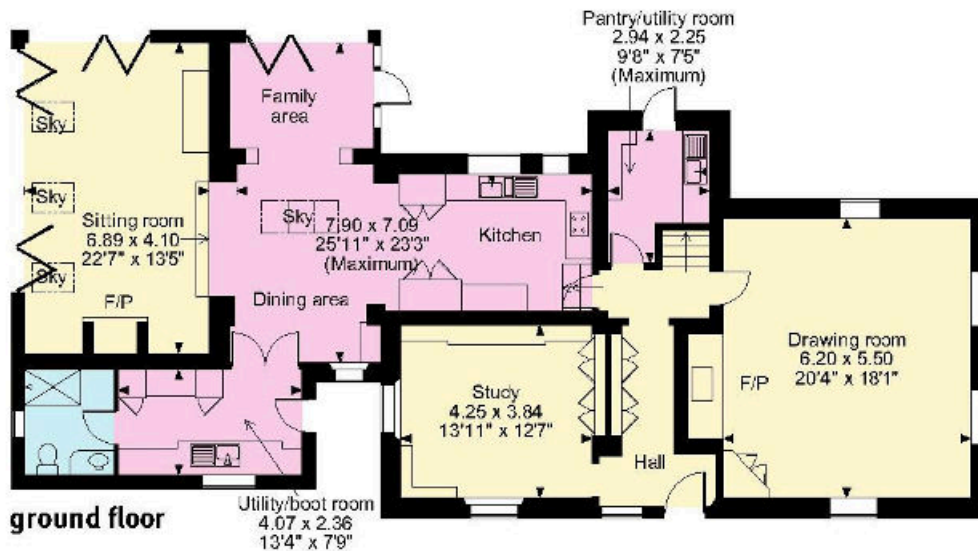


Spencers Lane, Berkswell, Coventry
APPROXIMATE GROSS INTERNAL FLOOR AREA

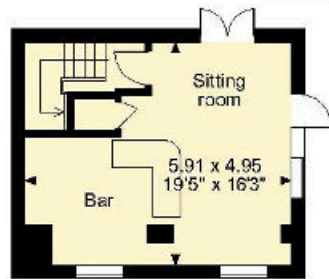
Main House = 293sq.m (3,149sq.ft)
 Garage = 33sq.m (357sq.ft)
 Annexe = 41sq.m (445sq.ft)
Total = 367sq.m (3,951sq.ft)



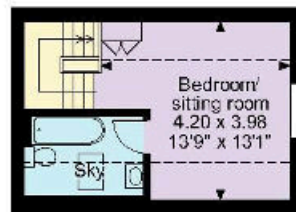
mid landing between ground floor & first floor



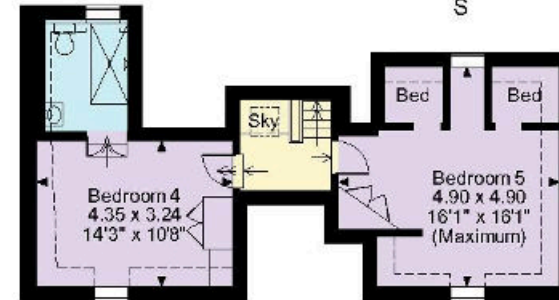
ground floor



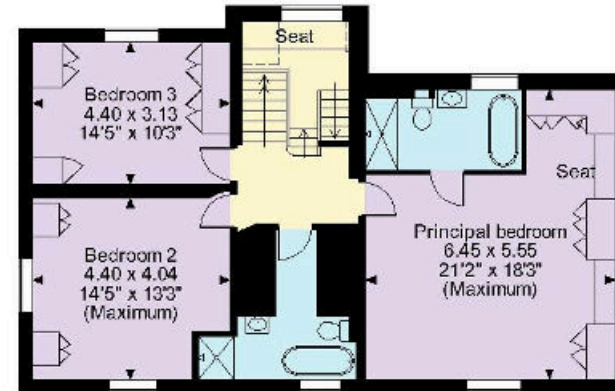
annexe ground floor



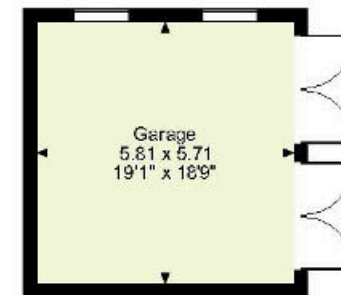
annexe first floor



second floor



first floor



□□□□ Denotes restricted head height

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Particulars dated November 2023. Photographs and videos dated October 2023.

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