



Trevarthen House, 35 Cherry Hill Road, Barnt Green, B45 8LN

£1,600,000



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Summary

Trevarthen House is a truly exceptional, bespoke, elevated & castellated detached property with many character features. This will be the first time this property has been sold, the current family have created a stunning home, with no expense spared in creating a beautiful house with a homely feel. This house is incredibly rare with unspoilt views of fields & the Lickey Hills beyond, occupying one of the best private settings in this much sought after village, it is surrounded by a very generous garden, the plot being just under 1 acre, positioned at the end of a gated sweeping driveway and located just a short walk from Barnt Green railway station, cricket club, the popular Grade II listed gastropub 'The Barnt Green Inn' and village amenities.

Description

The ground floor accommodation comprises a stunning open portico with sandstone features and double doors opening on a grand split level entrance hall with herringbone parquet flooring, WC, boot room and cloaks cupboard, drawing room with custom stone fireplace, formal dining room and generous office. The considerably sized luxurious kitchen has turned pillars, bespoke detailing, corncicing and rolled granite worktops, a large breakfast island with integral sink & dishwasher, karndeian flooring, integrated dining area overlooking the garden. A useful laundry room is located off the hall.

The first floor features an attractive dual return galleried landing with bespoke stained-glass window depicting the Worcestershire black pear tree & Warwickshire bear, county crests and leads to the right wing with a sumptuous master bedroom suite complete with french-doors and Juliet balcony to enjoy the magnificent views, a walk through dressing room and large ensuite bathroom with twin sinks, w/s, bidet & two person spa bath. The remainder of the rooms are in the left wing including the principal guest bedroom which boasts an en-suite shower room and a fantastic castellated roof terrace with room for table & chairs with fabulous views and on this floor, there are two additional double bedrooms as well as a luxury family shower room with dual sinks & underfloor heating.





All bedrooms are equipped with large bespoke built in wardrobes.

A spiral staircase from the landing leads to the second-floor offering a playroom with adjoining shower room and two double bedrooms off - one with a private roof terrace. There is also plenty of eaves storage space.

Outside

Beautifully landscaped and maintained, the gardens are a wonderful feature of Trevarthen House, which surround the front aspect of the property. The generous garden is not overlooked and is predominantly laid to lawn with entertaining terrace, formal garden 'parterre' box hedged & exceptional plants & shrubs and ornamental trees, this leads to an additional seating area, a summerhouse featuring a bar, storage shed and pump / changing room for the outdoor swimming pool heated by an air source heat pump. The plot size amounts to approximately 0.88 acres.

The residence is approached via electronic gates and a sweeping tree lined driveway leading to an area of parking, has CCTV on all elevations.

The property adjoins 4.25 acres (approx.) of land currently in trust. Two fields and stables are available to rent (to be negotiated separately).



Room Dimensions

Living Room 4.91m (max) x 5.65m (16'1" x 18'6")

Dining Room 3.76m x 4.19m (12'4" x 13'8")

Office 3.01m x 5.58m (9'10" x 18'3")

Breakfast Kitchen 4.68m x 5.7m (15'4" x 18'8")

Dining Area 3.57m x 2.44m (11'8" x 8'0")

Stairs to First Floor

Bedroom 1 4.68m (max) x 5.72m (15'4" x 18'9")

En Suite 3m x 2.89m (9'10" x 9'5")

Dressing Room 3.02m x 2.61m (9'10" x 8'6")

Bedroom 2 3.39m (max) x 4.78m (into wardrobes) (11'1" x 15'8")

En Suite 2.86m x 0.84m (9'4" x 2'9")

Bedroom 3 4.89m x 2.83m (16'0" x 9'3")

Bedroom 4 4.23m (into wardrobes) x 4.16m (13'10" x 13'7")

Shower Room 2.62m x 1.79m (8'7" x 5'10")

Stairs to Second Floor

Bedroom 5 2.64m x 4.72m (8'7" x 15'5")

Bedroom 6 1.84m x 5.95m (6'0" x 19'6")

Play Room 3.02m x 3.8m (9'10" x 12'5")

Shower Room 2.98m x 0.82m (9'9" x 2'8")

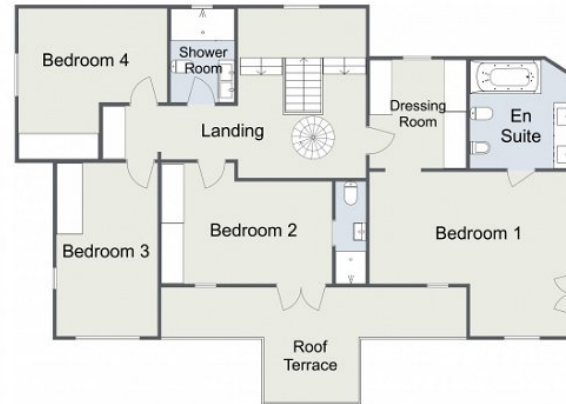


Cherry Hill Road, Barnt Green

Ground Floor



First Floor



Second Floor



Total Approximate Area (Excluding Vestibule and Eaves Storage): 329.7 sq. m (3,548.86 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

For more information on this house or to arrange a viewing please call the office on:

0121 447 8300

Alternatively, you can scan the QR to view all of the details of this property online.

