



51 Mearse Lane, Barnt Green, B45 8HJ

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# 51 Mearse Lane, Barnt Green, B45 8HJ

## Summary

Originally built in 1885 as a lodge for a neighbouring property, this fantastic residence of approximately 4,670 sq ft has been extended and modernised over the years by the current owner's and boasts elegant and charming accommodation of exceptional quality. Located on one of Barnt Green's most prestigious roads, this generous property offers an impressive five reception rooms, open aspect breakfast kitchen, five double bedrooms, three bathrooms, fantastic rear garden, approx. 1/3 of an acre plot and double garage.

## Description

The internal accommodation is outstanding, with a practical and versatile layout which offers enormous flexibility for both socialising and family activities alike.

The vast entrance hall is flooded with light and features a black and white photograph of the original lodge hanging on the wall and a cosy reading nook. The hall provides access to a huge office (offering a wide range of alternative uses) with sliding glazed doors to the garden as well as a guest WC and utility room (with a set of 'rear' stairs ascending to the first floor). Off the main hallway, the foyer of the original lodge is still in situ and leads to a sizeable lounge with gas fire, adjoining conservatory, beautiful open aspect breakfast kitchen (including a range oven, extractor fan, dishwasher and freezer), parquet floor dining room and a sumptuous triple aspect living room with gas fire.

The first floor offers five excellent sized bedrooms including a principal guest bedroom with fitted wardrobes and en suite shower room, double bedroom with access to a modern 'jack and jill' shower room and two additional bedrooms (all with fitted wardrobes).

The superb master bedroom suite is a vast space complete with a walk through storage room, fitted wardrobes, dressing room and contemporary en suite shower room. The rear stairs are located at the back of the dressing room and provide access to a cupboard containing one of the combi boilers and a walk in loft storage room.





## Outside

The property is approached via a set of wrought iron electronic gates opening onto a block paved driveway suitable for several vehicles. The double garage is equipped with an electric door.

The whole plot equates to around 1/3 of an acre and enjoys in particular a fantastic rear garden with a large paved entertaining terrace including a greenhouse, lower level vegetable patch with two fruit cages, a wildflower sown lawn with two sheds and a range of mature shrubs. A shady area of the garden is tucked around to the side with a split level seating area and play house included.

## Location

Barnt Green is a delightful village offering a variety of amenities including local shopping facilities, cafes, two popular gastropubs, doctor's surgery, two churches, several dentists, St Andrews First School and train station. The property itself is located approximately 1.5 miles from the village centre and conveniently located for many fine walks, including the renowned Lickey Hills Country Park. There are also many sporting facilities including a cricket club, Blackwell Golf Club, Barnt Green sailing club and many other societies including local orchestra, the Midland Sinfonia. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately 10.7 miles away (less than 30 minutes on the train from Barnt Green). Further local schooling includes Blackwell Infants School, Lickey End First School (both with 'Outstanding' Ofsted Status), Alvechurch First and Middle School, North and South Bromsgrove High as well as Bromsgrove Independent School.

## Room Dimensions

Living Room 7.83m (max) x 4.52m (max)  
(25'8" x 14'9")

Dining Room 3.35m x 3.98m (10'11" x 13'0")

Kitchen/Breakfast Room 7.15m (max) x  
4.91m (max) (23'5" x 16'1")

Lounge 5.03m x 6.63m (16'6" x 21'9")

Conservatory 2.77m x 5.92m (9'1" x 19'5")

Office 4.22m (max) x 7.8m (13'10" x 25'7")

Utility 1.89m x 4.5m (6'2" x 14'9")

Double Garage 5.22m x 5.44m (17'1" x 17'10")

Bedroom 1 7.09m x 5.95m (23'3" x 19'6")

Dressing Room 8.11m (max) x 1.7m (26'7" x  
5'6")

En Suite 4.47m (max) x 3.84m (max) (14'7" x  
12'7")

Bedroom 2 4.53m x 6.66m (max) (14'10" x  
21'10")

En Suite 1.39m x 2.5m (4'6" x 8'2")

Bedroom 3 3.86m x 4.92m (12'7" x 16'1")

Shower Room 2.02m x 2.84m (6'7" x 9'3")

Bedroom 4 4.25m x 4.8m (13'11" x 15'8")

Bedroom 5 3.87m x 4.02m (12'8" x 13'2")

Walk In Loft Storage 5.31m x 3.67m (17'5" x  
12'0")

Mains water, electric and gas.

Drainage via septic tank (shared with No. 49)



# Mearse Lane, Barnt Green

## Ground Floor



## First Floor



Total Approximate Area (Including Garage): 433.9 sq. m (4,670.46 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.

