



THE HOMESTEAD, WOODBOURNE ROAD

Harborne, Birmingham, B17 8BY



A STUNNING GRADE I LISTED RESIDENCE

An exceptional Grade I listed 1897 residence combining period features with contemporary fittings, extending to 6169 sq ft including coach house, all set in beautiful gardens with a total plot of 1.39 acres.



6



4



5

EPC

n/a

Local Authority: Birmingham City Council

Council Tax band: H

Tenure: Freehold

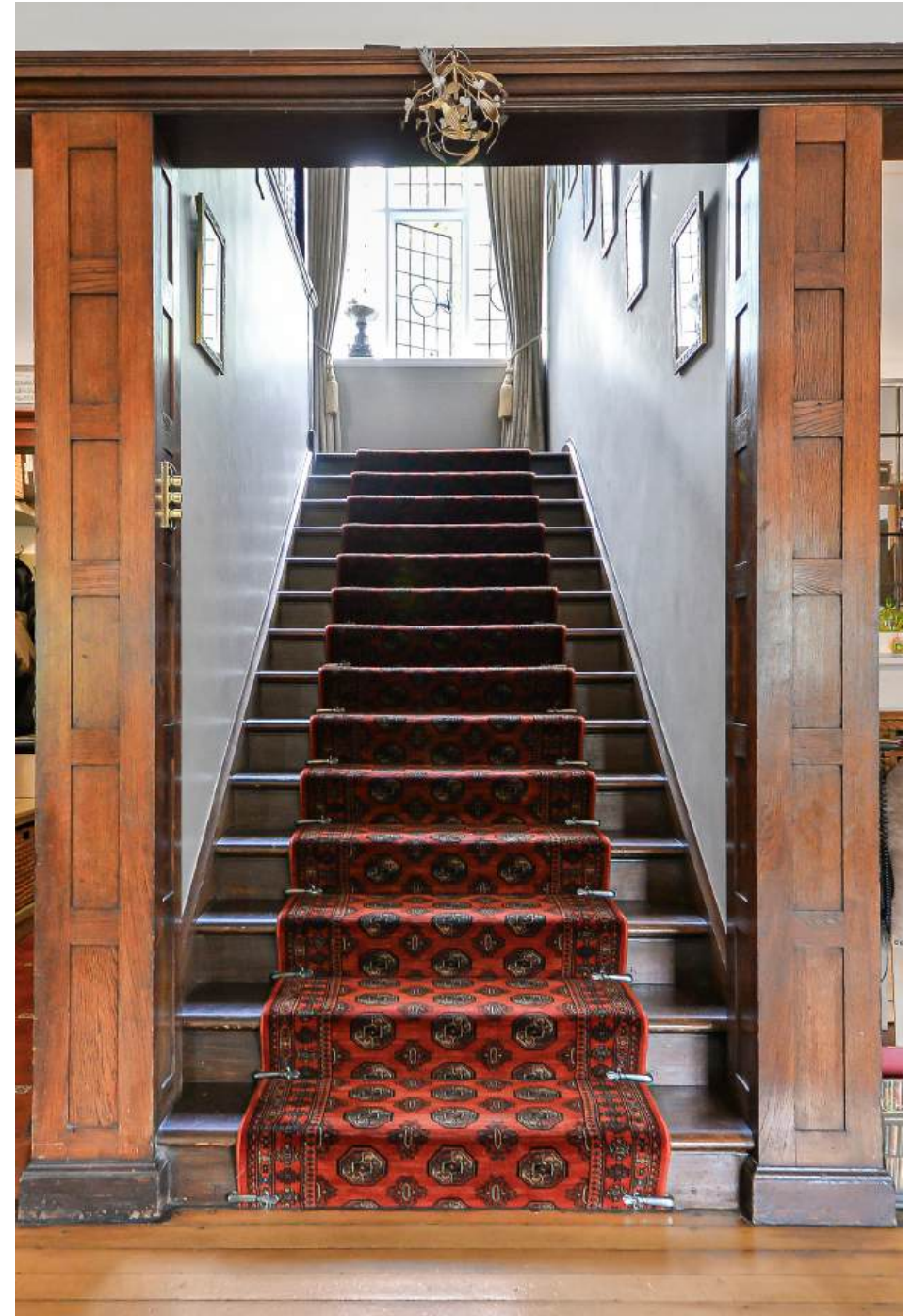
Guide Price: £2,995,000



THE HOMESTEAD, WOODBOURNE ROAD

The Homestead is an exceptional period residence situated in an exclusive and private position. This elegant property built in 1897 by architects J J Bateman and C E Bateman, is approached via a secure gated entrance and a long sweeping driveway leads to the main house and gardens with extensive parking area and gated courtyard. The current owners have taken care to combine the period features with contemporary additions and stylish quality fittings. The spacious proportions of the flexible reception rooms are ideal for everyday family living and entertaining.

The property is located on Calthorpe Estate and is subject to the Scheme of Management charges. <https://www.calthorperesidents.org/calthorpe-estate-scheme-of-management/>







THE HOMESTEAD

The main entrance door leads to an impressive and sizeable entrance hall which in turn leads to the flexible reception rooms with panelled folding doors separating the two reception rooms from the central hallway. The reception rooms can be opened out to create one large through space if required, ideal for entertaining or large family gatherings. There are feature inglenook fireplaces to the reception rooms and a central elegant staircase rises to the first floor.

The snooker room lies beyond the reception rooms and provides an excellent space for entertaining. This room features beautiful oak flooring and panelling to the walls, stone fireplace and window seat. The kitchen is fitted with a selection of bespoke cabinets with Oak doors and granite worksurfaces, there is also a central island, a sizeable laundry room in addition to a breakfast area and dining room. From the kitchen there is also a second staircase leading to the first-floor accommodation.

The principal bedroom suite features a walk-in wardrobe and en-suite bathroom. There are four further beautifully appointed bedrooms and two further bathrooms.



Coach House

The delightful coach house is accessed via the gated courtyard and offers open plan living accommodation to the ground floor with stairs rising to a bedroom and shower room.

Gardens and Grounds

The property is approached via a long sweeping Serpentine driveway with mature planting and leading to the generous parking area and courtyard. The property sits in stunning private grounds with total plot extending to 1.39 acres.

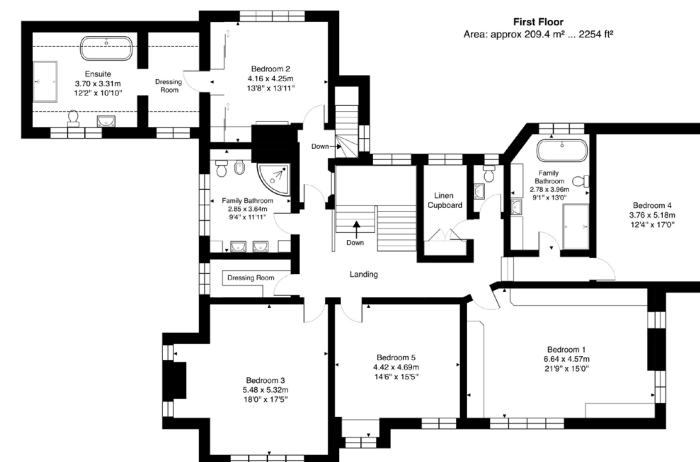
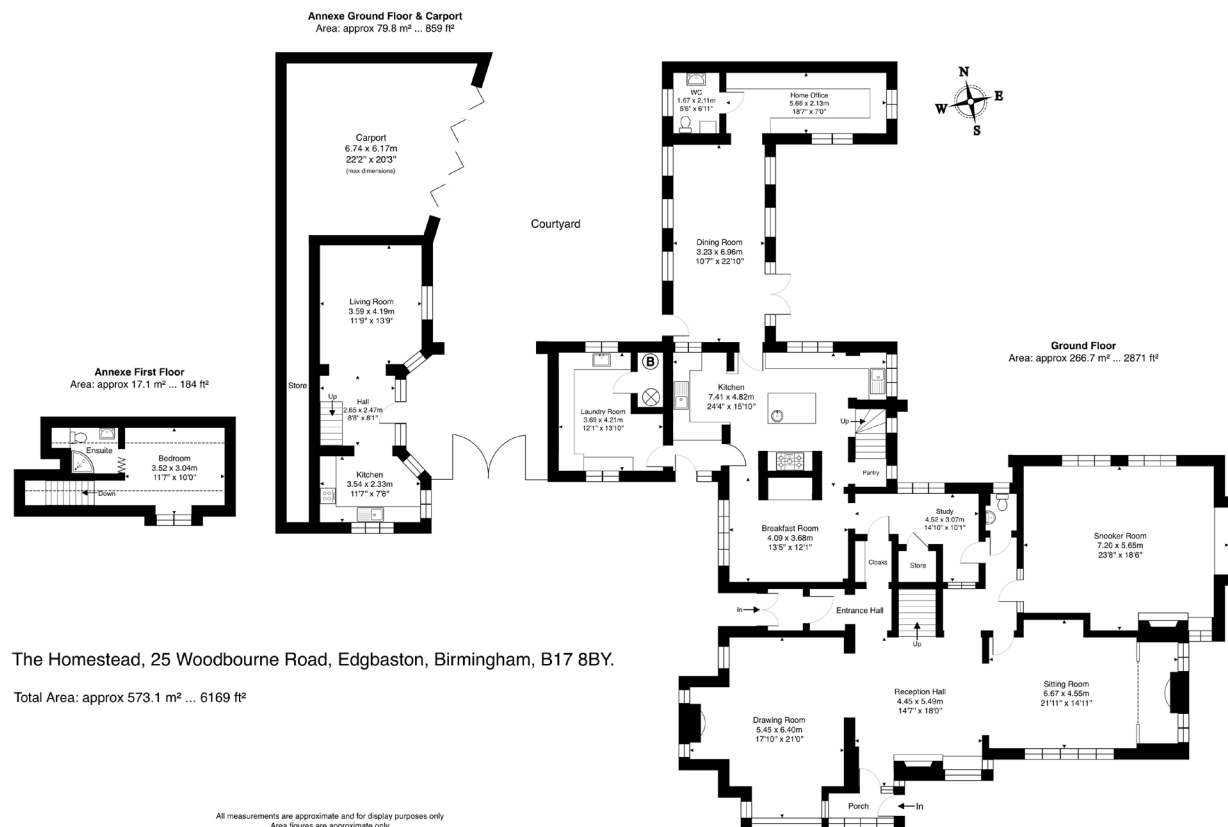
Services

Mains water, electricity, gas and drainage.









We would be delighted
to tell you more.

Sarah Briggs
0121 233 6468
sarah.briggs@knightfrank.com

Knight Frank Birmingham
103 Colmore Row, Birmingham
B3 3AG

James Bowkett
0121 454 6930
james.bowkett@robertpowell.co.uk

Robert Powell Residential Sales & Lettings
7 Church Road, Edgbaston, Birmingham
B15 3SH

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.