



POTTERY BARN 66A MUCKLOW HILL
HALESOWEN

LexAllan
Grove Halesowen



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POTTERY BARN

...a tranquil haven

Imagine a home that whispers heritage while embracing a contemporary style. A place where grand proportions meet light-filled spaces, perfect for creating your forever home.

Welcome to Pottery Barn, a statement property in a commanding position above Halesowen with far-reaching views towards the Clent Hills. Step inside a piece of local history that has been transformed into timeless quintessential English elegance...

With spaces to keep both friends and family entertained inside and out, and quiet areas to retreat to for relaxation or working from home; this excellently planned house has something for the whole family, and even an extended family.

Ideally located for commuting by car or train, this idyllic semi-rural location also enjoys a close proximity to excellent primary and secondary schools, as well as a wide variety of local town amenities.

...a statement family home



Pottery Barn at a glance

- Five bedrooms, all with en-suites
- Stunning open-plan living spaces
- Gated driveway set back from main road entrance
- Commanding position with far-reaching views
- Excellent choice of local primary & secondary schools
- Convenient commuter links by road and rail nearby



Lex Allan Grove loves...

...this truly unique statement home in its private setting is ideally located for growing families, providing contrasting living and outdoor spaces to suite any mood.





lounge & cinema room

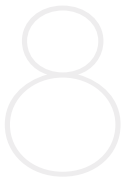
Walk through the impressive **entrance hallway** (*main pic on p5*), with its split staircase to the separate first floor areas, and you are immediately greeted by the light and spacious open-plan **lounge** that exudes comfort and style.

The main focal point of the room is the feature fireplace with a multi-fuel burner, framed by herringbone brick back, stone surround and marble hearth.

Natural light floods in from the double patio doors leading out onto the garden and the floor-to-ceiling glazing of the front entrance. The open-plan theme continues as the lounge leads you into the **cinema room** (*below right*).

This is a wonderful area for entertaining family and friends, with space for a large wall-mounted screen, hardwired speakers and unique lighting framing the ceiling.





breakfast kitchen & dining area

Open access from the cinema room leads you into the beating heart of this family home – the **breakfast kitchen & dining area**. This beautiful, open-plan space mixes contemporary design with traditional features such as the Elm beams and herringbone oak flooring. The vaulted ceiling, electrically operated Velux windows (with rain sensors), shuttered windows and stable doors fill this room with natural light.

The Shaker kitchen units include a centre island with a built-in wine cooler and space for seating. A Belfast twin sink is set into the quartz work surfaces and there's space for a range cooker and large American style fridge freezer. Built-in speakers and LED lighting round-off the contemporary feel.

A doorway leads through to the **utility, wet room** and **boot room**.





sitting room, bedroom 5, & make-up room

The **sitting room** (*opposite left & below left*) lies on the opposite side of the entrance hall to the lounge and marks the start of what could be a self-contained living space for family members who crave a little independence. It is a cosy quiet space, with good natural light from shuttered windows, giving it a light and airy feel. A staircase leads down to what is currently used as a **make-up room** (*below right*). This versatile and spacious room could also be used as an office.

Bedroom five (*right & below-middle*) is a good-sized double bedroom, ideal as a guest room or for the extended family with its beautifully equipped en-suite.





master bedroom suite

From the front entrance, turn left, up the split staircase and you'll find the self-contained **master bedroom suite** – an oasis of calm away from the 'hustle & bustle' of family life.

The landing leads into the **master bedroom**. This stunning and spacious room, with its vaulted ceiling and exposed beams, Velux skylights and pine flooring, continues the mix of traditional with contemporary style. The **en-suite** (*below-middle*) has a free-standing Heritage claw-foot bath with a drench-head shower, Heritage sanitaryware, retro-style radiator & towel rail, and tiled flooring.

Walk back through the landing to the **dressing room** and you'll find ample storage and a make-up area. There's a doorway that leads to the **study** (*below-right*). A good-sized room that could also be used as a nursery. The window to the front follows the curve of the original barn, with a further window opposite, overlooking the split staircase.





staircase, landing & bedroom 2

Turn right up the staircase to a **landing** with plenty of space for storage furniture and access to three bedrooms.

Bedroom two (*right*) is a good-sized double bedroom with a vaulted ceiling and natural light from the Velux skylight.

It has its own en-suite with a shower cubicle with tiled surround, wash hand basin, low-level WC and tiled floor.





bedrooms 3 & 4

Down the landing on the right, lies **bedroom two** (opposite left & below left). Another good-sized bedroom with plenty of space for a double bed and storage furniture. Natural light comes from the Velux in the vaulted ceiling.

A doorway leads to the **en-suite bathroom** (below-middle) with a free-standing claw-foot bath, heritage sanitaryware, tiled floor, useful eaves storage and laundry chute down to the utility room.

At the end of the landing lies **bedroom four** (right). A charming room with space for a single bed and storage furniture.

Oak double doors lead to the **en-suite bathroom** (below-right). A free-standing claw-foot bath fills one corner of this room, with heritage sanitaryware, retro towel rail and tiled flooring completing the picture.





outside gym

The wrap-around gravelled drive leads to a stand-alone outbuilding. With a solid wooden floor, Velux windows and a useful shower outside, it makes an ideal gym, but could easily be converted into another office space.







the gardens

Extensive gardens with different areas to suit any mood:

- The commanding position gives stunning views over the town towards the Clent Hills
- Marble patio area with hot tub and entertaining space
- Sectioned-off dog kennel area with picket fence
- Outside shower area located by the gym
- Mature laurel hedges framing lawns and flower beds
- Fire pit area



Dimensions

Front Entrance	3.5m x 5.8m (11'5" x 19'0")
Open Plan Lounge	4.3m x 5.2m (14'1" x 17'0")
Cinema Area	4.4m x 5.0m (14'5" x 16'4")
Breakfast Kitchen and Dining Area	4.2m x 9.1m (13'9" x 29'10")
Utility Area	1.6m x 4.1m (5'2" x 13'5")
Ground Floor Wet Room	2.9m x 2.1m (5'1" x 13'5")
Boiler Room	
Boot Room	1.9m x 2.8m (6'2" x 9'2")
Sitting Room	2.0mm x 4.4m (6'6" x 14'5")
Ground Floor Bedroom Five/ Guest Room	4.4m x 3.5m min 5.1m max into recess (14'5" x 11'9" min 16'8" max into recess)
En-suite	2.8m x 1.4m (9'2" x 4'7")
Make-up Room	2.0m x 4.4m (6'6" x 14'5")
First Floor Split Landing	
Main Bedroom	5.1m x 4.3m min 6.4m max (16'8" x 14'1" min 20'11" max)
En-suite	3.0m x 1.9m (9'10" x 6'2")
Dressing Room	2.0m into wardrobe x 3.0m (6'6" into wardrobe x 9'10")
Office	3.9m x 2.4m (12'9" x 7'10")
Second Landing to the Right	
Bedroom Two	3.1m x 3.4m (10'2" x 11'1")
En-suite	1.0m x 3.0m (3'3" x 9'10")
Bedroom Three	2.95m x 2.5m (9'8" x 8'2")
En-suite	2.9m x 2.3m (9'8" x 8'2")
Bedroom Four	2.6m x 3.5m (8'6" x 11'5")
En-suite	1.5m x 2.5m (9'10" x 13'5")
Outside Gym/Office	3.0m x 4.1m (9'10" x 13'5")

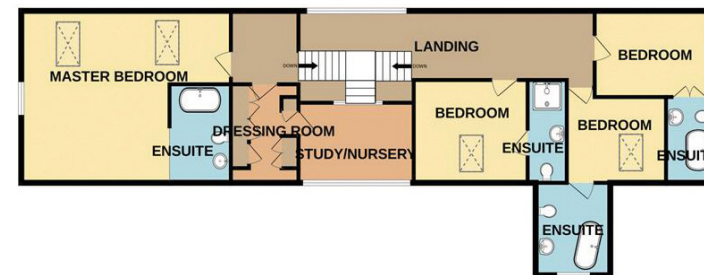
ENERGY EFFICIENCY RATING			
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		78 C	82 C

floorplans

TOTAL AREA
261m² (2,809 sqft)



First Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

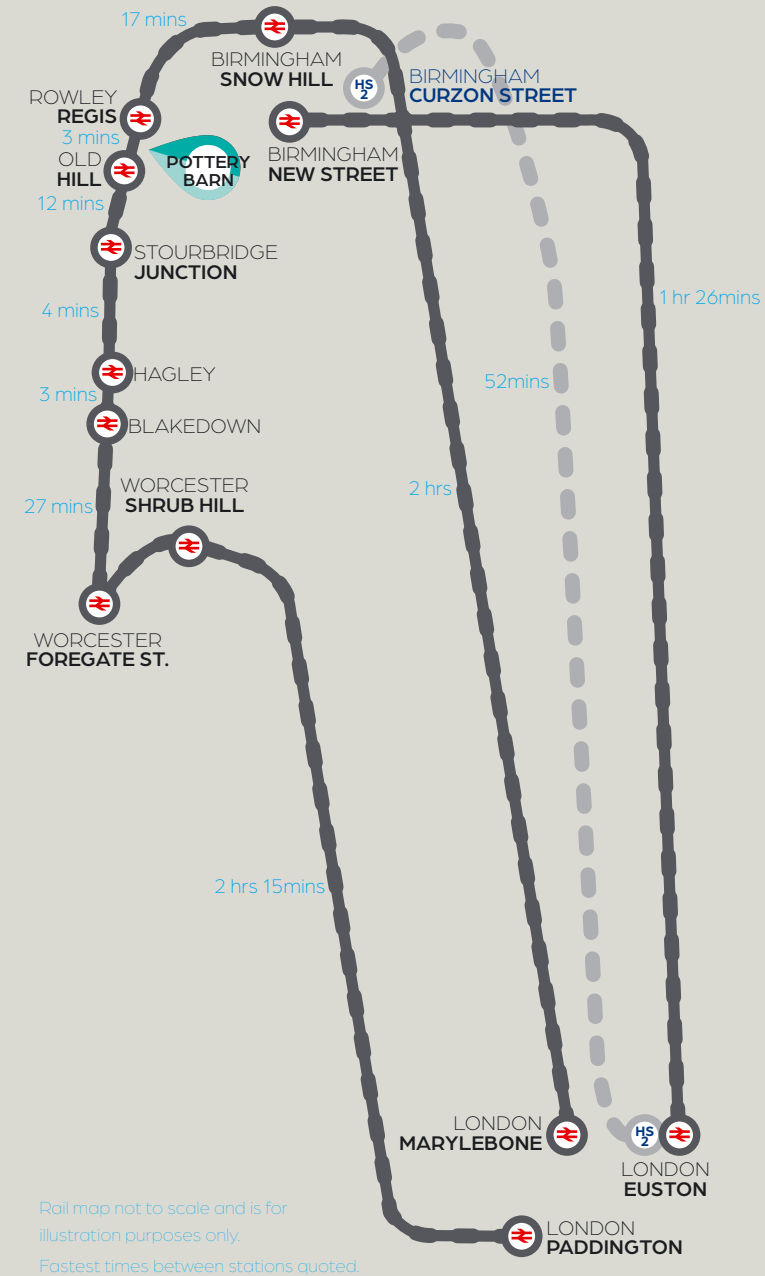
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POTTERY BARN

location

POTTERY BARN is accessed off Mucklow Hill to a gravelled front driveway behind electric wooden gates. It sits in a commanding position above the town with stunning views to the west towards the Clent Hills and the Worcestershire countryside beyond.

The property lies in a convenient location for Halesowen town centre and train links to Worcester, Birmingham and beyond from both Old Hill and Rowley Regis train stations. The M5 junctions 2 & 3 and the Midlands Motorway Network are also within easy reach.





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We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case. The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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