

Andrew Grant
PRESTIGE & COUNTRY



The Clock House

Barnt Green, B45 8HX



The Clock House

19 Twatling Road, Barnt Green, B45 8HX

6 Bedrooms **3** Bathrooms **3** Receptions **1/3** Acre

“A superb period residence unique to this very prestigious area...”

Scott Richardson Brown CEO

- One of a rare few Grade II listed properties in Barnt Green, this beautiful family home seamlessly blends timeless elegance with the comforts of modern living.
- Situated on the prestigious Twatling Road, residents enjoy the vibrancy of Barnt Green’s centre with its shops, cafés and highly regarded schools just a short distance away.
- Unique period features rarely found in Barnt Green properties include exposed timber beams, characterful inglenook fireplaces and quarry tiled flooring.
- The five generous double bedrooms provide ample space for a growing family, with the additional family room presenting an exciting possibility of creating a sixth bedroom or a home office.
- Completing this exceptional and versatile, family home is a large south-westerly garden with a charming courtyard that is perfect for relaxing and outdoor entertaining.



4,317 sq ft (401 sq m)



The kitchen

Overlooking the front aspect of the property, the kitchen commands attention with its spacious layout and abundance of natural light. This meticulously designed space features sleek grey shaker-style base units, elegant granite worktops and a striking central island with a breakfast bar. This kitchen successfully and effortlessly blends the original features with the functionality and sophistication of contemporary design.





A vibrant blue Everhot stove not only adds a delightful pop of colour but also the warmth of a country farmhouse kitchen, whilst the original 'servant bells' serve as charming historical reminders of the property's distinguished past.

Serving as the heart of this prestigious and sophisticated home, this thoughtfully designed and spacious kitchen is the perfect space for casual family meals and informal entertaining.







The inclusion of a log burner to the open plan breakfast room coupled with abundant natural light from leaded windows, infuses the entire space with a warm and inviting ambiance. Attached to the kitchen is a generously sized pantry with space for an American-Style fridge-freezer and matching grey kitchen cabinets with gorgeous oak counter tops provide additional work and storage space to the main kitchen.





The drawing room

One of the feature rooms of the property lies to the rear, where a large dual aspect drawing room complete with a stunning vaulted ceiling, an open fireplace and charming parquet flooring, provides the ideal entertainment space for memorable and special occasions.







The dining room

The elegant but cosy dining room is a fantastic blend of original period features and contemporary design, features a huge stone fireplace and exposed ceiling beams.







The sitting room

The charming sitting room features French doors that open out on to the picturesque garden, whilst filling the room with an abundance of natural light.

The room benefits from the same central fireplace that warms the dining room and elegant ceiling beams that add to the warmth and character of this lovely room.





The study

The study is open to the hall and features a beautifully hand crafted bespoke bookshelf, whilst an open fire and wooden parquet flooring add a welcoming warmth to the space.



The boot room

The well-appointed boot room is a welcome addition to the property that keeps dirty boots, coats and laundry separate from the more formal areas of the house.

Shaker style grey base units, a charming Belfast sink and plumbing for a washing machine and tumble dryer, combine functionality with style.

Additionally, a thoughtfully designed cloakroom adds further practicality and convenience to the ground floor.



The landing

The bright and airy landing features characterful exposed beams and provides access to the first floor bedrooms and family bathroom.





The master bedroom suite

The truly exceptional master bedroom, spanning an impressive 27 feet in length, features dual aspect windows, wooden panelling and a thoughtfully designed en suite bathroom.







The master en suite

The master en suite is as luxurious as it is practical with an opulent free standing bathtub and separate walk-in shower with waterfall head. The metro wall tiling and painted wooden panelling included in the tasteful design, create a continuity of colour and materials that harmonise perfectly with the bedroom.





Bedroom two

The equally impressive and spacious second bedroom features a magnificent stained-glass window that adds a touch of history and elegance, whilst the vaulted ceiling with exposed wooden beams and trusses adds to the appeal and character of the room.





Bedroom two en suite

The en suite bathroom is a wonderful addition to this generously sized room and features stylish green tiling to the walls and chequerboard tiling on the floor.

A free standing rolltop bath, a walk-in shower with waterfall head, a WC and a wash basin add both functionality and timeless elegance





Bedroom three

Bedroom three is another spacious double and benefits from delightful views to the side of the property. Exposed beams and brick inglenook in one corner add character and charm to this bright and airy bedroom.



Bedroom four

Bedroom four is a generously sized double bedroom that features a vaulted ceiling with exposed wooden beams, whilst a brick fireplace adds character and warmth to the space. The wonderful leaded bay window provides views to the front of the property and ensures the room has a bright and serene ambiance.



Bedroom five

Located on the same corridor as bedroom three, this well-proportioned, dual aspect, double bedroom overlooks the front of the property and benefits from its close proximity to a neighbouring WC.

The generous size of this room ensures there is ample space for a double bed as well as free standing bedroom furniture such as wardrobes and chests of drawers.



The family bathroom

This tastefully designed and well appointed family bathroom features white tiling to the walls and black and white chequered tile flooring. A built in wooden panelled bath, walk in shower, WC and washbasin complete this practical and stylish bathroom.



The family room

At the top of the back stairs that ascend from the inner hallway, a versatile family room, with charming views overlooking the beautiful gardens, provides the opportunity of an additional bedroom should it be required.



The gardens and grounds

The large, south-westerly facing gardens and grounds feature a substantial decked area, perfect for informal alfresco dining, pre dinner drinks or simply relaxing and unwinding in the sunshine.





The lawned area is enhanced by mature trees and surrounded by hedgerows that ensure the tranquillity of the gardens can be enjoyed in privacy.





A hidden block-paved courtyard garden provides an idyllic spot for intimate gatherings, and alfresco dining, whilst climbing vines provide shade and enhance the atmosphere of the courtyard experience.



Location

Barnt Green boasts a thriving centre, offering a diverse array of shops, medical and dental practices, a highly regarded primary school, sports and recreation grounds, two churches, a popular public house and several restaurants.

For those who enjoy outdoor activities, the nearby Lickey Hills, with a visitor centre and 525 acres of woods and parkland, provides an abundance of excellent walks and opportunities for outdoor pursuits and those that simply love nature.

Excellent rail links connecting Barnt Green to Worcester and Birmingham combine with nearby access to the motorway network ensures commuting is simple and easy.

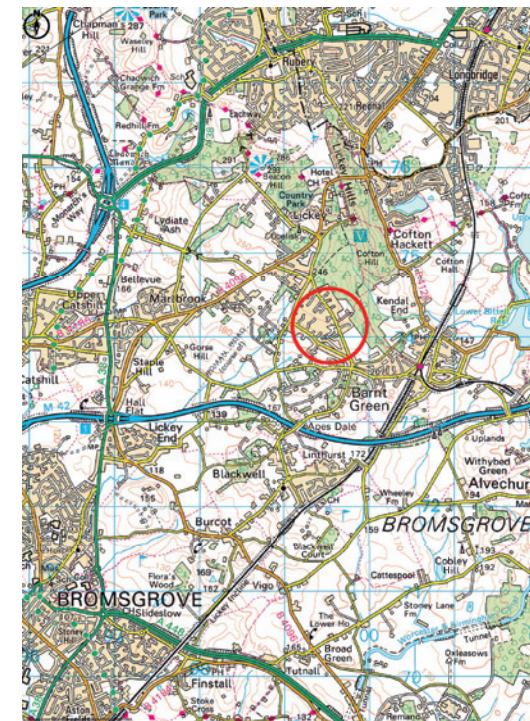
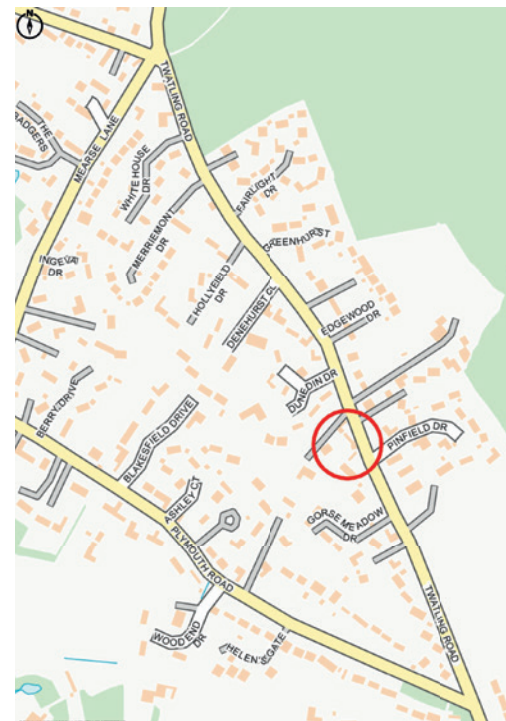
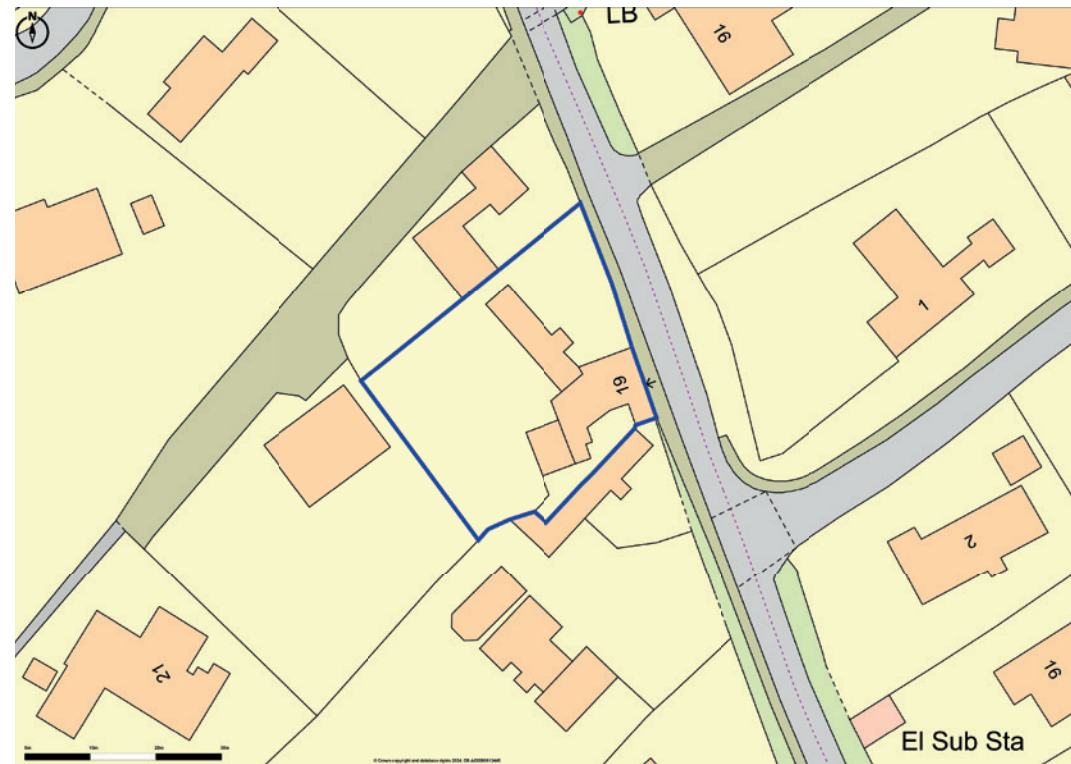
Services

The property benefits from mains gas, electricity, water and drainage, connections.

Superfast fibre broadband is also available at the property.

Council Tax

Band G



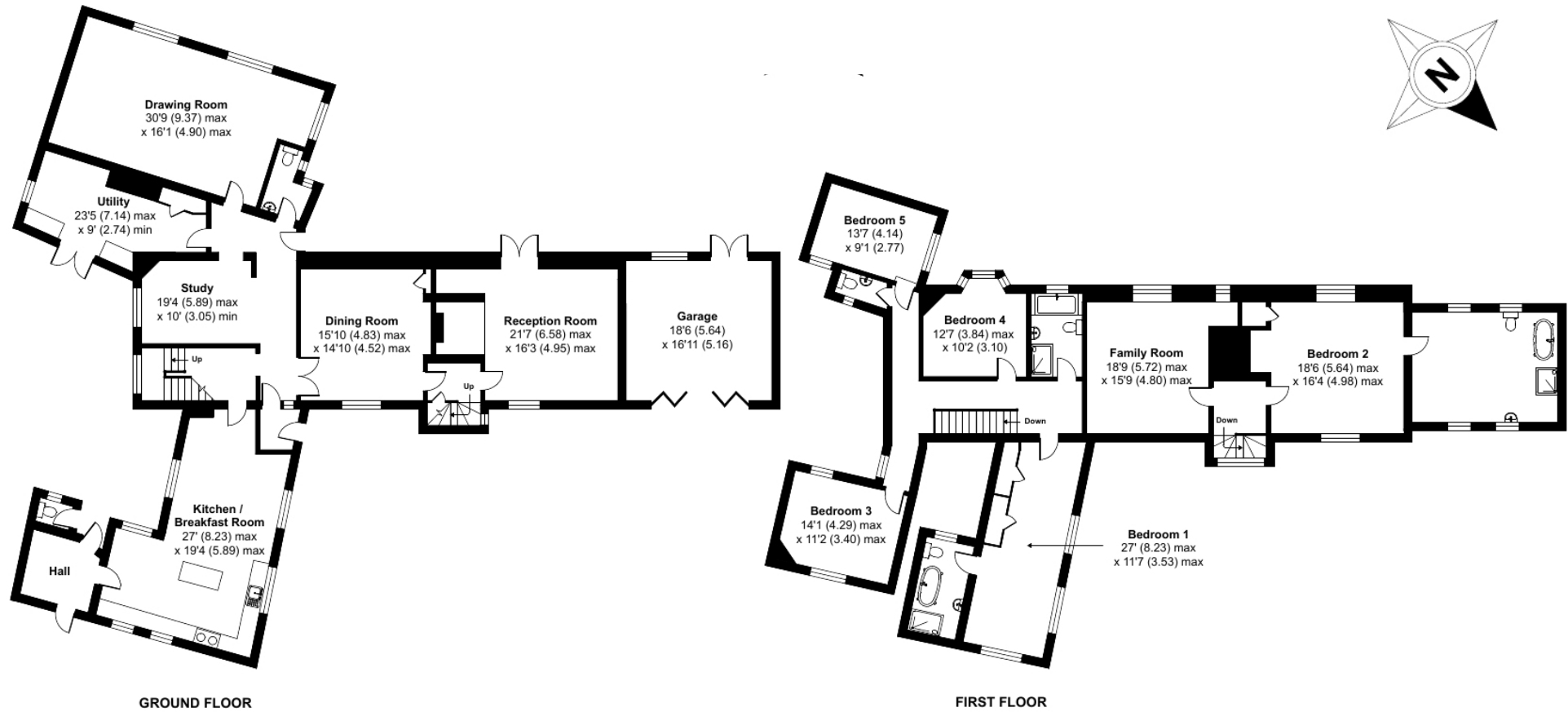
Twatling Road, Barnt Green, Inkberrow B45

Approximate Gross Internal Area = 4,317 sq ft / 401 sq m

Garage = 306 sq ft / 28.4 sq m

Toilet = 11 sq ft / 1 sq m

TOTAL = 4,634 sq ft / 430.4 sq m



This plan is for guidance only and must not be relied upon as a statement of fact



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

