



Yarnolds House

Manor Road, Upper Bentley, B97 5TB

Andrew Grant

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4 Bedrooms 3 Bathroom 3 Reception Room

Charming Grade II listed timber-framed four-bedroom country house in a picturesque rural village setting, thoughtfully extended to enhance its historical character.

- Offered with no onward chain, this characterful Grade II listed timber-framed house has been thoughtfully extended.
- Set in a picturesque rural village, the property hosts a well-sized garden, ideal for outdoor relaxation and social gatherings.
- A sizeable driveway provides off-road parking for multiple cars, while an attached double garage offers additional secure storage.
- The master bedroom features a private en-suite, complemented by three additional bedrooms and a well-appointed bathroom.

This exceptional property seamlessly combines period charm with thoughtful modern enhancements. With exposed beams, a substantial fireplace and exquisite attention to detail throughout. The ground floor features a bright dual-aspect sitting room, a versatile dining room and a beautifully appointed farmhouse-style kitchen/breakfast room. The first floor hosts two elegant bedrooms with en-suites and a generously proportioned family bathroom. On the second floor, two characterful attic bedrooms provide additional accommodation. Outside, the property is surrounded by landscaped gardens and inviting patio areas, all nestled within a tranquil rural setting.

2108 sq ft (195.8 sq m)





The kitchen/breakfast room

This beautifully designed farmhouse-style kitchen/breakfast room is illuminated by dual-aspect windows, featuring a prominent chimney recess over an inset LPG AGA range stove. The kitchen is fully equipped with country-style units, integrated fridge and a Bosch dishwasher, ensuring all modern conveniences are at hand. Period quarry tiled flooring extends into a breakfast area, perfect for enjoying the serene mornings with pastoral views.







The dining room

Adjacent to the entrance lobby, the versatile dining room is bathed in natural light from windows on two sides, creating a dynamic space that can also serve as a study or family room. Opposite the staircase, which ascends to the upper floors, is a conveniently located cloakroom.





The reception room

The bright, dual aspect sitting room offers generous proportions and is richly appointed with historic ceiling and wall timbers and an imposing sandstone fireplace, forming a cosy focal point for family gatherings. The room's windows frame the serene landscapes that surround the property.





The snug

The snug, affectionately known as 'the piggery', offers a log burner and a large picture window that overlook sweeping vistas towards The Malvern's. This space, with its direct access to the garden patio, serves as a tranquil retreat for relaxation or casual entertaining amidst the beauty of the countryside. This room, along with the attached shower room, has great potential to be turned into an annexe.





The shower room

This contemporary shower room is fitted with light grey tiling and a chrome towel radiator, offering a modern and stylish finish. The suite includes a WC, washbasin and shower cubicle. Built-in storage and a sizeable walk-in storage cupboard add functionality, while direct garage access adds convenience.





The cloakroom

Strategically located off the dining room, this facility includes quarry tiled flooring and half-height tiled walls, equipped with a WC, washbasin and built-in cupboards for additional convenience.



The principal bedroom

This expansive double room, with a window to the side, features the home's central sandstone fireplace and features an en-suite bathroom. It is a sanctuary of period elegance, offering private and luxurious space with expansive countryside views.



Principal bedroom en suite

Modern and fully tiled, the en suite includes a low-level WC, washbasin and bath, complemented by two windows that allow natural light to enhance the serene feel.





Bedroom two

Bedroom two is a generously sized double, offering ample space for bedroom furniture and featuring a large window that fills the room with natural light. An adjoining en suite includes a WC and wash basin for added convenience.



The family bathroom

The large, sympathetically styled bathroom features a white suite and is equipped with a separate shower, bath, bidet and an airing cupboard, meeting the needs of a busy family.



Bedrooms three and four

Featuring access to eaves storage and two built-in wardrobes, bedroom three with a side window allows one to appreciate the peaceful outdoor scenery. Bedroom four is another character-filled double room with a window to the side, offering a unique charm and a view of the gardens and countryside beyond.





Gardens and grounds

The property's grounds are as impressive as its interior, featuring a central courtyard with an ornamental capped well and sculpted shrub borders. The gardens, previously open for village events, include a greenhouse and a dining patio. A symmetrical walled garden with roses, variegated Myrtle, and a Laburnum-hung pergola adds a romantic touch to this splendid outdoor space, perfect for enjoying the pastoral beauty.







The double garage

Accessible from the driveway, the spacious double garage includes two garage doors to the front and a pedestrian side door, offering excellent storage and parking facilities.

Location

Nestled in the charming hamlet of Upper Bentley, this location offers a perfect blend of rural tranquillity and convenient access to amenities. Surrounded by the picturesque Worcestershire countryside, Upper Bentley is close to the village facilities of Hanbury, Feckenham and Stoke Prior. The area benefits from an active village hall, enhancing community engagement.

For those commuting, the area provides excellent connectivity with easy access to motorway networks via the M42 and M5, making travel to nearby urban centres like Bromsgrove, Droitwich and Redditch effortless. These towns offer a broader range of shopping facilities and amenities. Educational opportunities are abundant with excellent primary schools locally and a selection of state and private schooling options, including the prestigious Bromsgrove School.

Rail travel is conveniently catered for with local and direct services available from the nearby stations in Bromsgrove, Redditch and Alvechurch, all approximately five miles away. This ideal setting ensures a peaceful lifestyle balanced with accessibility to major towns and transportation links, making it a highly desirable location.

Services

Services are TBC

Council Tax

The Council Tax banding for this property is **Band G**



Manor Road, Upper Bentley, B97

Approximate Area = 2108 sq ft / 195.8 sq m

Limited Use Area(s) = 85 sq ft / 7.8 sq m

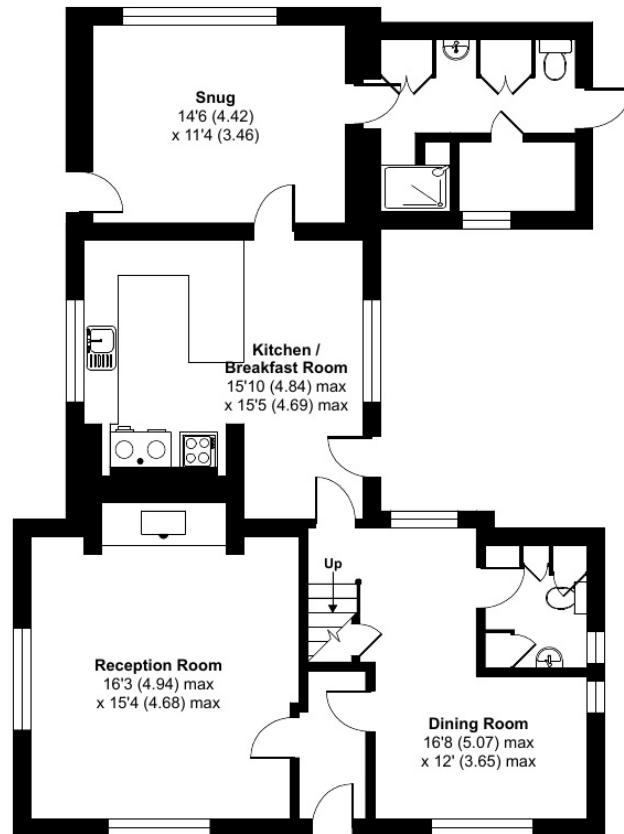
Garage = 342 sq ft / 31.7 sq m

Total = 2535 sq ft / 235.5 sq m

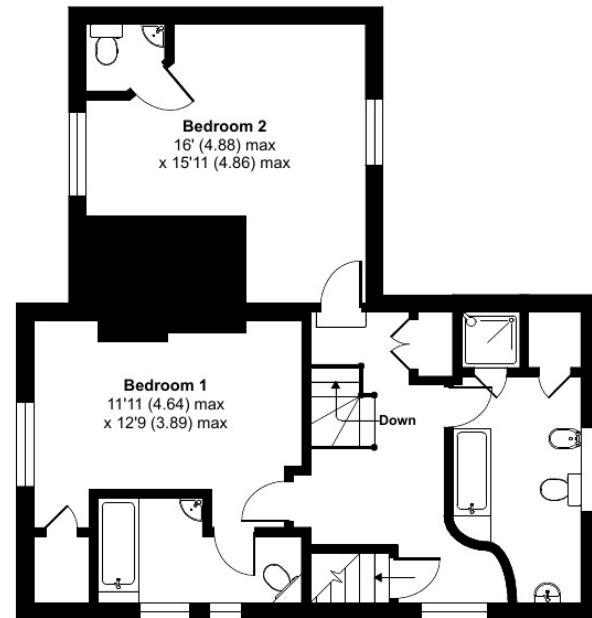
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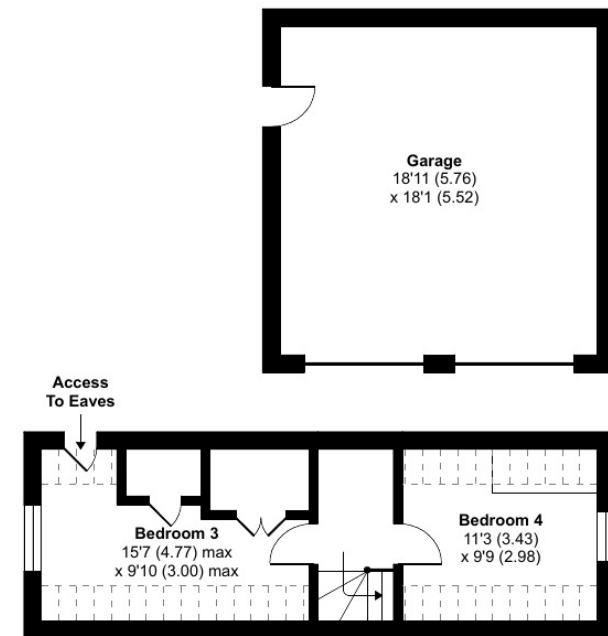
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Andrew Grant. REF: 1219987



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Andrew Grant

T. 01905 734734 E. hello@andrewgrant.com

andrewgrant.com