



Yarnolds House

Upper Bentley, B97 5TB

Andrew Grant

Yarnolds House

Manor Road, Upper Bentley, B97 5TB

4 Bedrooms 3 Bathrooms 3 Reception Rooms

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 approach

Yarnolds House is approached through a traditional five-bar gate, opening onto a sweeping gravel driveway. Framed by manicured hedging and specimen shrubs, the entrance sets a charming tone, with the house's timber-framed façade and leaded windows offering a striking first impression. This thoughtfully arranged approach blends natural beauty with historic charm, creating an elegant and welcoming arrival to this special country home.







The kitchen and 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 sitting 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 gas-fired 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.





The principal 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.





The second bedroom

The second bedroom 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 third and fourth bedrooms

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.





The 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.





The grounds

Yarnolds House is enveloped by beautifully tended grounds that extend its sense of peace and privacy. The gardens are as much a part of the home's charm as its historic interiors, with mature planting, established trees and a variety of inviting areas to enjoy throughout the seasons. These gardens were once open for village events, a testament to their character and appeal.



The lawn

A generous formal lawn lies to the front of the property, framed by mature hedging and colourful shrubbery. This expansive green space is ideal for recreation, events or simple enjoyment of the countryside atmosphere.



The patio

Positioned directly beside the house, a large stone-paved patio provides the perfect setting for outdoor dining and entertaining. Surrounded by well-stocked borders and flowering plants, this area enjoys a sheltered aspect and easy access from the main living areas, blending indoor comfort with outdoor living. To the side of the home, a secondary patio features wrought iron railings and uninterrupted views across open farmland.



The walled garden

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 garage and driveway

The generous driveway offers ample parking for multiple vehicles and is bordered by colourful planting, clipped topiary and thoughtfully landscaped beds. To the side of the property, a detached double garage featuring twin wooden doors provides excellent storage and secure parking. A charming greenhouse is nestled beside the garage and a brick-paved courtyard includes a central ornamental well.



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

The property benefits from LPG heating, mains electricity and water, and features a septic tank for waste management.

Council Tax

The Council Tax 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

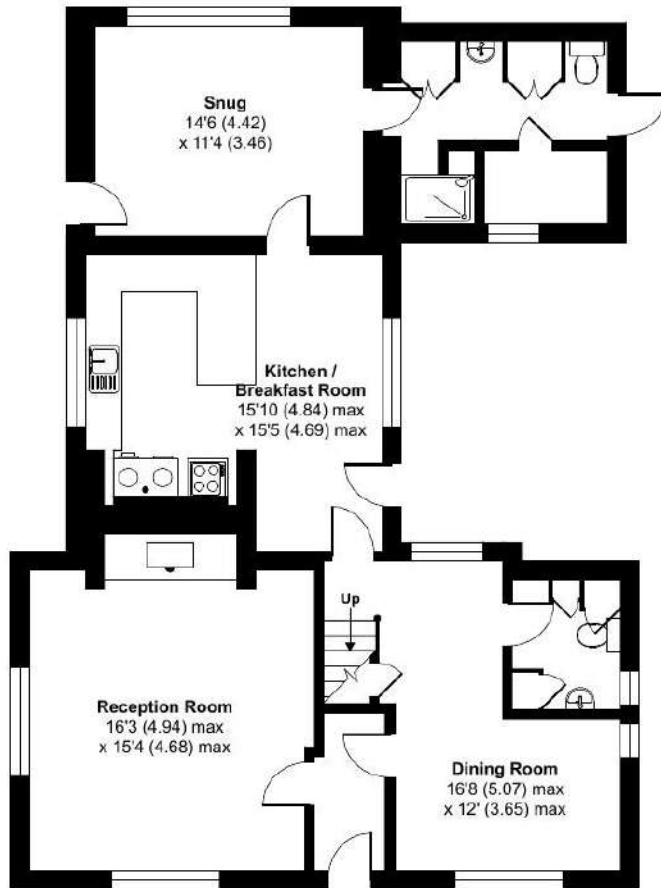
Garage = 342 sq ft / 31.7 sq m

Total = 2535 sq ft / 235.5 sq m

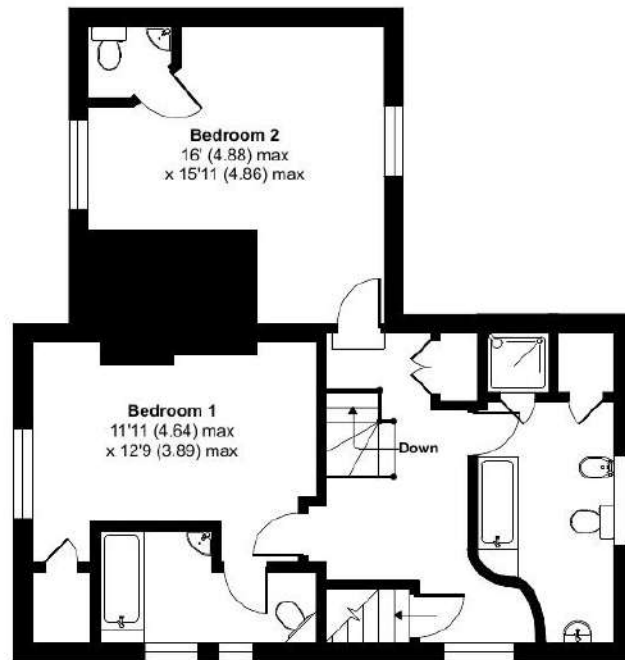
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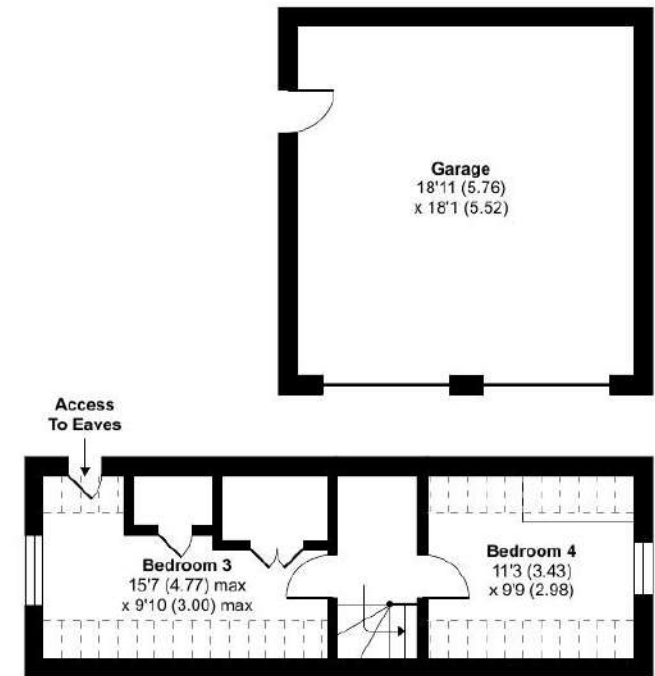
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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



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