



Halcyon

Portway, B48 7HG

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Billesley Lane, Portway, B48 7HG

5 Bedrooms 2 Bathrooms 5 Receptions

An absolutely stunning home with luxurious and modern interiors, complemented by an expansive rear garden that adjoins the neighbouring fields.

Key features

- A stylish family home
- Impressive modern kitchen
- High-tech privacy glass in both bathrooms
- Study
- Utility room and cloakroom
- Playroom
- Luxurious family bathroom
- Master suite with sumptuous en-suite bathroom
- Large rear garden
- Approved permitted development rights to replace existing outbuilding
- Ample driveway parking
- High specification lighting throughout entire property



Freehold/2914 sq. ft.



This property stands as a true testament to meticulous design and quality craftsmanship. The residence emits style throughout and includes a living room, a dining room, an ultra-modern kitchen open plan to a snug, a study, a conservatory, a utility room and a cloakroom residing on the ground floor.

Upstairs, an elegant landing sets the tone, leading to four generously sized bedrooms, one of which is accompanied by an adjoining playroom. The luxurious bathroom and en-suite bathroom stand as prime examples of modern design.

Outside, the expansive rear garden extends to meet the adjoining fields, offering a serene backdrop. Additionally, an outbuilding comprising a shed, workshop with permitted development completes the ensemble.

Halcyon is an impressive residence, graced by an in-and-out driveway that is bordered by a meticulously tended front lawn. The imposing façade is accentuated by a low brick wall and mature hedgerows, ensuring seclusion and privacy. A gated entry at the side discreetly leads to the rear garden.



Entrance

Stepping inside, the quality wooden entrance door unveils an inviting hallway featuring fine wooden flooring that seamlessly extends throughout the majority of the ground floor. An elegant staircase ascends to the first floor, while doors grant access to the living room, kitchen, dining room, study and a contemporary-styled cloakroom featuring a low-level WC, a washbasin set upon a worktop and an obscure-glazed window to the side aspect.

Dining Room

To the right of the property, the spacious dining room can easily accommodate a six seater dining table. The room is enriched by quality wooden flooring and illuminated by dual-aspect windows that embrace both the front and side views. Here, a practical built-in storage cupboard adds convenience.



Living Room

Nestled at the back of the property, the spacious living room entices with its wooden flooring and elegant French windows and doors that reveal lovely views over the rear garden.

The French doors grant access to the patio, creating the perfect setting for summer gatherings and entertainment.





Kitchen

The kitchen stands as the heart of this remarkable residence, boasting ultra-modern high-gloss, handle less units.

The centrepiece of the kitchen is the large granite island featuring a boh with contemporary ceiling extractor and a sink with both a mixer and instant hot water taps.



An ensemble of appliances includes three eye-level ovens and a fridge a microwave, a freezer and a dishwasher.

The kitchen also features a large pantry, recessed spotlights and tiled flooring.



Adjoining the kitchen, the utility room has base units accommodating a washer, dryer and fridge, a washbasin, tiled flooring and grants access to the airing cupboard, which is home to the boiler. A door conveniently leads to the rear garden.



Snug

Flowing seamlessly from the kitchen, the snug resides at the front, adorned with a generous bay window that invites natural light in. The wooden flooring continues here, complemented by a recessed fireplace housing a log burner.





Study

Adjacent, an esteemed study features an expansive bay window that oversees the front, joined once again by the comforting wooden flooring and sharing the log burner with the snug, rendering it an ideal workspace.



Conservatory

From the kitchen, double doors open to the conservatory which includes tiled flooring and overlooks the expansive rear garden, offering a serene haven for relaxation.



First Floor

From the entrance hallway, the wooden staircase adorned with courtesy lighting leads to the spacious and airy landing.

Accentuated by high ceilings and glazed block windows, this chapel-like landing area sets an elegant tone and emanates an abundance of light, filtering through the Velux windows.

The same wooden flooring that graced the ground floor continues here, extending from the landing and into the bedrooms. The landing also features an artistic glass-plated radiator.





Master Bedroom

The master suite, a testament to modern luxury, embraces a dual-aspect outlook. Contemporary cornice lighting and an ingenious illuminated bed headrest adorn this spacious room.



The master en-suite epitomises opulence, featuring twin washbasins set upon vanity units, a WC and a freestanding bathtub with a shower attachment to the mixer tap. Natural light streams through the window which features switch-operated privacy glass.

Tiled walls and flooring feature throughout this room, accentuated by a chrome towel radiator and contemporary wall and floor lighting.



Bedroom Two

The second and third bedrooms, both generous doubles, each offer distinct vantages. Bedroom two overlooks the garden and surprises with an elevated playroom accessed via a ladder and featuring a Velux window.



Bedroom Three

Bedroom three is luminous and airy, illuminated by a front window, two Velux windows and an internal window overlooking the staircase.



Bedroom Four

Bedroom four presents a dual-aspect view, furnished with a wall of high gloss fitted wardrobes and adorned with modern cornice lighting.



Bedroom Five

Currently used as a walk-in wardrobe this room features a window to the side aspect and could be used as a single bedroom or nursery.



Bathroom

The luxury continues in the family bathroom, a grand space featuring a WC, a washbasin set upon a vanity unit, a free-standing bathtub with shower attachment to the mixer tap and a spacious walk-in shower.

Tiled walls and floors with recessed floor lighting around the bathtub add to the ambience. A Velux window and a further window to the rear infuse the room with natural light, featuring the same switch-operated privacy glass as the en-suite.



Gardens and Grounds

The rear garden unveils a patio that seamlessly transitions onto an expansive, well-maintained lawn, surrounded by mature flora, shrubbery and majestic specimen trees.

The foundations of a water reclamation system have been installed throughout the property and in the garden and, whilst not yet up and running, it presents an interesting opportunity for the next buyer to pick up where the current vendors have left off and create a fantastic ecological and economically rewarding infrastructure.



Enclosed by panel fencing, this garden exudes an air of privacy, further accentuated by an idyllic rear outlook over neighbouring fields.

There is an existing brick-built outbuilding that offers plenty of opportunity with approved permitted development designs for a new building to replace it.

Location

Portway is a semi-rural village situated between Tanworth-In-Arden and Beoley.

Positioned in the vicinity of Earlswood, the village enjoys the serenity of open countryside while maintaining convenient accessibility.

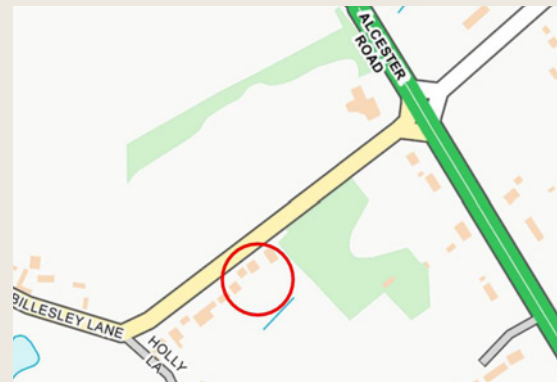
The well-connected A435 Alcester Road and Junction 3 of the M42 provide swift links to the extensive road network, facilitating easy reach to the M40, M5 and M6 motorways.

Services

The property oil gas central heating, electricity, water and drainage, fibre optic broadband and CCTV.

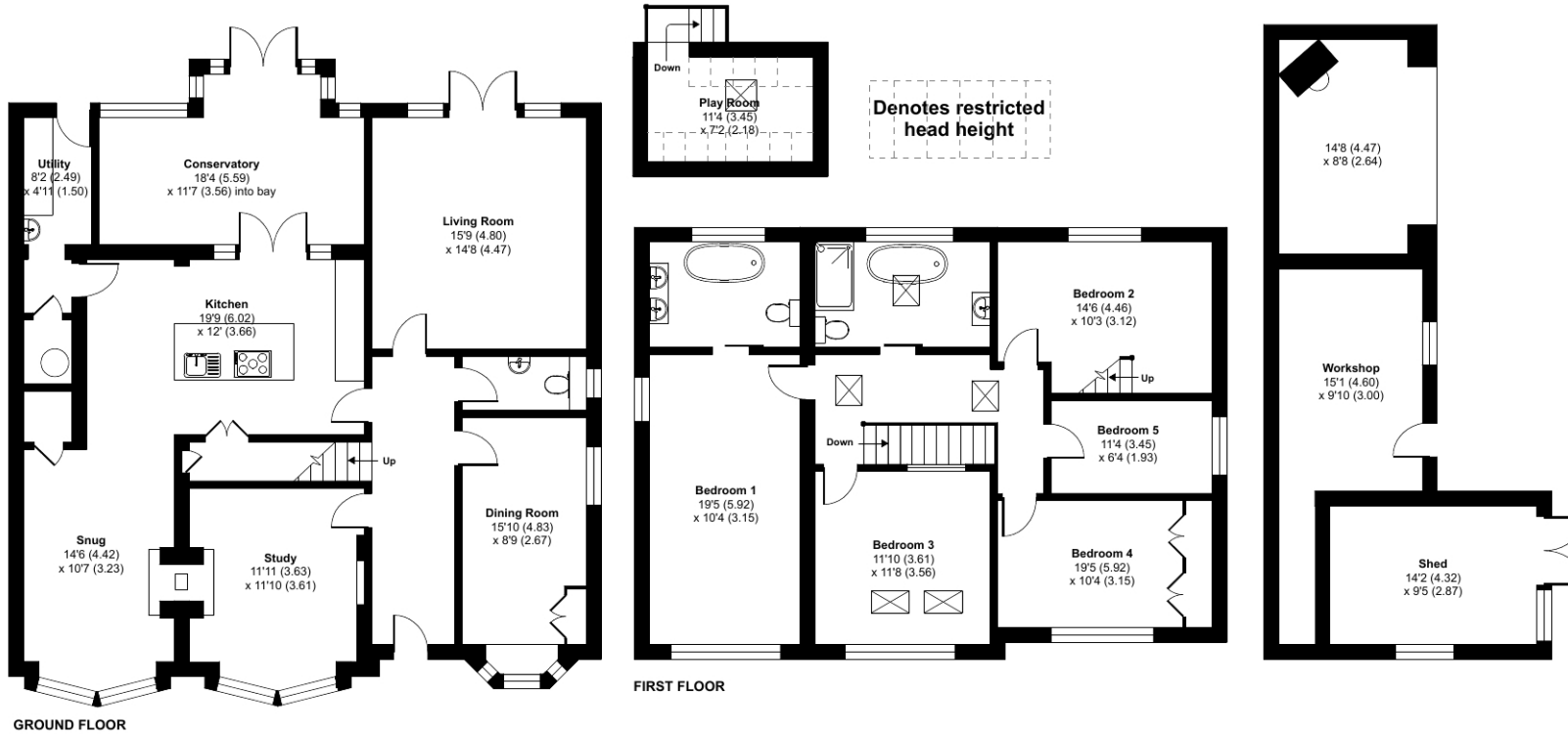
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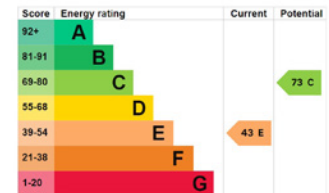


Billesley Lane, Portway, Birmingham, B48

Approximate Area = 2508 sq ft / 232.9 sq m
 Limited Use Area(s) = 39 sq ft / 3.6 sq m
 Outbuilding = 325 sq ft / 30.2 sq m
 Total = 2914 sq ft / 270.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Andrew Grant. REF: 1017009



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