



Glenfield Farm
Wythall | Birmingham | West Midlands

GLENFIELD FARM



*Glenfield farm is a stunning
5-bedroom equestrian property
in approx. 10 acres of land
discreetly nestled behind
wooden electrical gates.*



This home has so much on offer with an incredible amount of space both inside and out. Part of the property dates back to the 1700's and it has retained some wonderful features with great character. Glenfield Farm boasts 7 stables with a sizeable 30m x 23m menage, useful outbuildings and superb grassland paddock all situated in the beautiful rural village of Wythall. This impressive property boasts a location that is ideal for the equestrian life, and for those who enjoy entertaining at home. With fantastic road networks, the M42 is only a 5-minute drive, opening up to the M40. Proximity to Birmingham City Centre also bodes well for city workers looking for a semi-rural retreat and a calmer pace of life. Wythall has some beautiful country pubs, local shops and idyllic country walks. There are rail stations at nearby Wythall (on the Birmingham to Stratford line) or Kings Norton (on the Birmingham South West line). Solihull offers a full range of shopping facilities and Birmingham City Centre is easily accessible.

KEY FEATURES

Ground floor:

Entering Glenfield Farm you are greeted by a very welcoming and sizeable hallway, to the right is the conveniently located guest WC and to the left is a hallway which leads off to the remainder of the downstairs accommodation. There is a fantastic family room overlooking the front of the property, access to this room is off the main hallway and also has a door leading to the kitchen/breakfast room. The family kitchen is a wonderful size room with space for a large kitchen table, fitted cupboards, cooker, sink, and space for a freestanding fridge freezer. Off the kitchen is a useful utility room with door leading to the rear garden.

The sitting room is accessed through double doors off the hallway, there is a beautiful oil fired burner housed within a red brick surround. A light and airy room with beautiful, beamed ceiling and double doors to the rear patio and a door to the dining room.

The dining room is accessed off the sitting room and also off the main hallway. This is a wonderfully spacious and light room with double patio doors to the rear garden and a porthole window bringing in plenty of natural light. The dining room is open plan with the central lobby area having access to the boiler room, the first of two staircases and the large reception room/office. This reception room is currently used as an office and has dual aspect windows over the front and rear gardens. This is another bright, spacious room with beautifully curved walls surrounding the windows and archway from the lobby area.













A door leads from the office into a second hallway, with doorway to the rear and staircase to two bedrooms and family bathroom. Another sizeable reception room which is currently a very stylish snug and has so many wonderful character features, with high beamed ceilings, curved and dual aspect feature windows, overlooking the front and rear gardens and a modern stable door compliments the room perfectly. Another point to note is that this room could be completely independent from the rest of the home as it is perfectly set up to form part of a very sizeable annex. Having its own private front door and staircase to two bedrooms and family bathroom, all of which are separate from the main house. The property could be split to incorporate one or more reception rooms into the annex. The annex also has its own electric supply, water supply, and separate heating system demonstrating how versatile the accommodation is at Glenfield Farm.

SELLER INSIGHT

“It was the privacy of the property and the generous scope of its land which first attracted us to Glenfield Farm,” says the vendor of this stunning rural home. “Set within grounds of almost 10 acres, the property proffered plenty of space for us to keep our horses, as well as providing us with a quiet, peaceful home. The house is not visible from the road, so going in through the gates for the first time, we immediately felt that this was a place where we could leave the hustle and bustle of the world behind us.”

“The house itself dates back a couple of centuries,” continues the vendor, “so there was plenty of work to be done in restoring it to a comfortable home. Having first repaired the stonework and replaced the roof on a later extension, we reconfigured the interior layout to create an open yet cosy home perfect for everyday family life and entertaining alike, whilst retaining beautiful original features such as oak beams and period windows. The family room is particularly cosy in winter with a fire roaring in the old fireplace, while the snug provides a quiet room at the end of the house for moments of peace and solitude from the busyness of family life. Meanwhile, the kitchen is the heart of the house, a sociable space where we can cook and enjoy the company of family and friends.”

Outside, the property has plenty to offer, too. “The rear garden is accessible via patio doors opening out from the lounge and dining room,” says the vendor, “creating a wonderful indoor-outdoor space for barbecues and al fresco dining. Mostly laid to lawn, the gardens to the rear and side of the house allow children to run around and play whilst remaining in sight from the windows of almost any room. Beyond the garden are four fields, a menage and stabling for ten horses, making this the ideal home for those who enjoy equestrian pursuits. Guests like to take a walk through the fields of horses after dinner, often spotting deer or rabbits on their evening stroll.” Beyond the boundaries of this vast property, the local area is superb too. “The location is rural but not isolated,” says the vendor, “offering the best of both countryside and convenience with a plethora of bridleways and hacking trails for horse-riding as well as easy access to motorways and nearby shopping facilities.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





KEY FEATURES

First floor:

The first staircase, within the main part of the property, leads to the main bedroom with its own private en-suite bathroom and 2 further double bedrooms and a family bathroom. The second staircase which is in the snug/annex part of the property, leads to 2 further bedrooms and a further family bathroom. All rooms have a wonderful amount of character and features.









Outside Front & Parking:

Privacy is maintained to the front of the property with the electric gates. There are pretty front and rear gardens, with Cotswold stone to accentuate the planted borders and a good degree of privacy is achieved from the mature trees which border the property. There is ample parking for multiple vehicles and horseboxes. There are 7 good size stables and 2 large outbuildings. The menage is fenced and measures approx. 30m x 23m. There is 10 acres of grassland ideal for horse owners or potential mixed uses..







LOCAL AREA

Wythall

Wythall is a beautiful village in the parish of Bromsgrove, renowned for its country walks, village pubs and local shops. One of the major attractions of Wythall is its proximity to the motorway network, being only a couple of minutes' drive from the M42, meaning its residents have access to all parts of the country. Wythall train station enables residents to have an easy commute. There is a good selection of primary and secondary schools within Wythall and the nearby village of Hollywood.

Birmingham

Lying at the seat of England's industrial and commercial heartland, the "Second City" is the very model of a beaming cosmopolitan global city that sets the standard for others to mirror. Increasingly recognised as an important cultural hub with the Birmingham Royal Ballet based in the city, along with a magnificent and striking new library. Birmingham also boasts some of the best shopping in Europe with the superb Bullring Shopping Centre containing over 140 shops including a flagship Selfridges department store.







INFORMATION

Services

Mains electric & water
Oil fired central heating
Private drainage via septic tank

Tenure

Freehold

Local Authority

Bromsgrove
Council Tax Band G

Viewing Arrangements

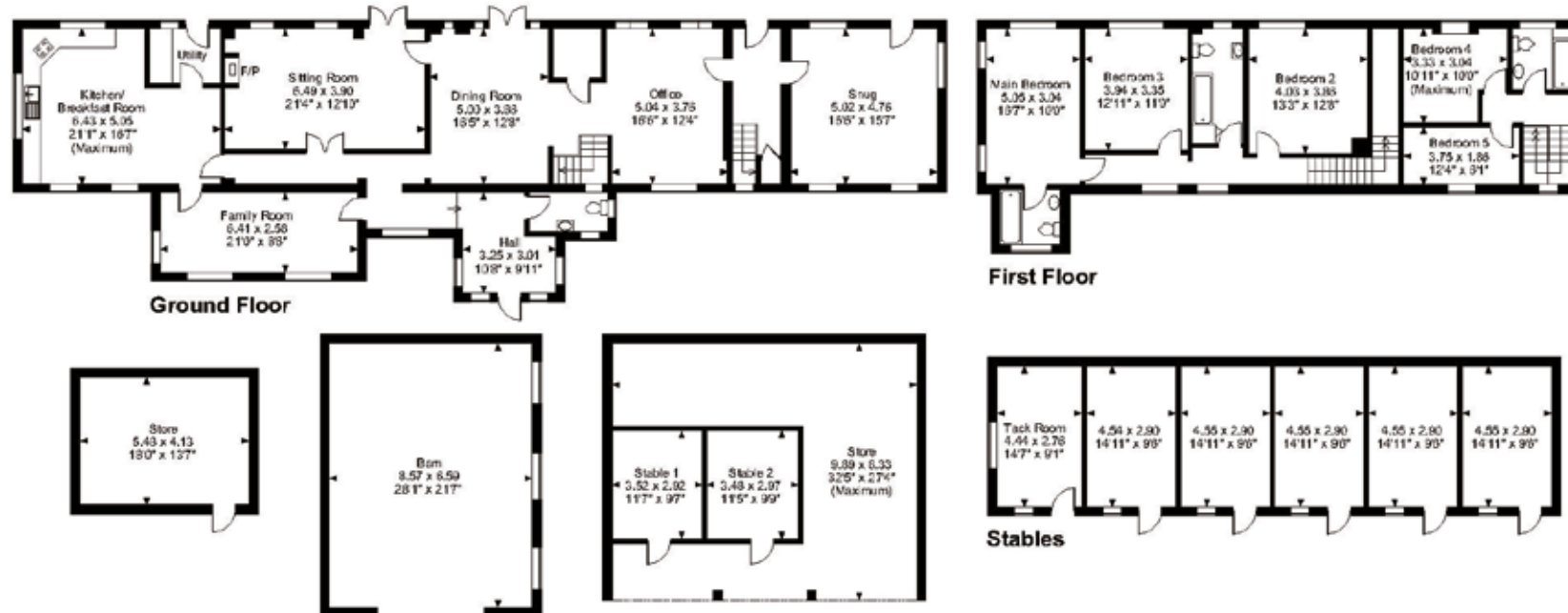
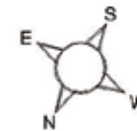
Strictly via the vendor's sole agents Fine & Country on 0121 2726800
or Clara McDonagh on 07388 050838

Website

www.fineandcountry.com/uk/birmingham

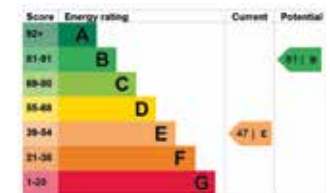


Glenfield Farm, Middle Lane, Kings Norton, Birmingham, West Midlands
 Approximate Gross Internal Area
 Main House = 2980 Sq Ft/277 Sq M
 Stables, Barn & Store = 2621 Sq Ft/243 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8473749/LPV





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLARA MCDONAGH
PARTNER AGENT

Fine & Country Birmingham
07388 050838
email: clara.mcdonagh@fineandcountry.com

Clara has a true passion for the property market arising from a wealth of experience dealing predominately with exclusive and unique homes. Her vast knowledge and experience span over 18 years in sales, lettings and interior design. Having previously owned and operated an estate agency in Birmingham, Clara has now joined in partnership with Fine & Country. Clara brings her years of experience, exceptional business acumen and a considerable understanding of the property market. Firmly believing the combination of these key attributes along with Fine & Country's lifestyle approach and industry-leading strategies ultimately deliver success for her clients. Possessing a naturally friendly demeanour, Clara offers a dedicated service for every step of your journey, offering you expert marketing strategy advice and home staging skills, luxury branding and exceptional market evaluation credentials, all of which will ensure clients achieve the best market price.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Birmingham
5th Floor, Cobalt Square, 83-85 Hagley Road, Birmingham, West Midlands B16 8QG
0121 272 6800 | birmingham@fineandcountry.com

