



Danzey Farm  
Danzey Green | Tanworth-in-Arden | Warwickshire | B94 5BD

# DANZEY FARM

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With its elevated position in the much sought after rural hamlet of Danzey Green, Danzey Farm offers a collection of beautiful accommodation, ancillary barns, five acres and the incredible opportunity to build a 10,000 sq ft luxury home with outstanding countryside views. Over the last few years, the owners have transformed this once working dairy farm into some fabulous contemporary living space. Most significantly, the renovation of the original milking shed into an impressively spacious open plan design with a large kitchen, dining and living space, two very impressive bedroom suites and a beautiful office, Danzey Dairy provides the perfect place to live whilst construction of the main Danzey House takes place.







# DANZEY DAIRY

Offering stunning accommodation throughout, Danzey Dairy is the culmination of superior architectural design combined with exquisite taste and style. With some exceptional finishing touches the owners have incorporated some fabulous fixtures and fittings, including Porcelanosa natural wood plank flooring throughout, bespoke oversized internal doors, beautiful Crittall windows and Buster and Punch door furniture and light switches. Following the original curvature of the dairy roof, it creates a unique feature to the exceptional high ceiling, incorporating a remote controlled glass apex roof light to the centre. Floor to ceiling glass bi-fold doors with remote controlled blinds and voiles to both sides further enhance the feeling of light and space to this wonderful open plan living. With a seamless flow, this generous space offers the living, dining, and kitchen areas.

The stunning streamlined Kensington kitchen blends in beautifully with its exquisite surroundings and offers an excellent range of high quality integrated Miele appliances including an induction hob, extractor fan, tall larder fridge, warming drawer, steam oven, conventional oven, coffee machine and dishwasher. In addition, there is also a Franke 1.5 bowl sink and a Quooker boiling water tap, together with an automatic pop-up socket and USB charger. Cleverly concealed in the fabulous feature block wood wall are two doors, the first of which leads to the pantry with ample built-in shelving, access to the loft space and the ground source heat pump system. To the opposite side is the smart laundry room with a second Franke sink, freezer, granite worktop and a range of units together with housing for the washing machine and tumble dryer.

To the far end of the living space is a fabulous high pitched feature wall, with an inset log store for the beautiful freestanding anthracite grey "Invicta" wood burning stove, perfectly complimenting this wonderful living space. The inner hallway is both spacious and perfectly presented, with a large, smart guest WC, cloakroom storage and hidden cupboards.

The principal bedroom overlooks the pretty courtyard garden with floor to ceiling windows and a tilt and turn door allowing direct access. With exquisite contemporary décor, an incredibly high pitched ceiling with lovely, exposed beams and an open mezzanine floor providing excellent storage, this is the perfect space to relax and enjoy your surroundings. The en-suite is equally impressive, with a luxurious feel to the freestanding bathtub, large walk in shower and double handbasins, all finished to the highest of standards of décor and design.

The second double bedroom, also perfectly presented, offers some unique features. The bedroom space itself has further exposed beams, high ceilings and immaculate décor. In addition to this, stairs lead up and across an impressive crackle glaze bridge, to a mezzanine floor, with rain sensor Velux windows, lovely exposed beams, and ample space as a games room. The LED lighting to the bridge creates a striking feature, a theme that continues through into the luxurious black high gloss luxury en-suite.

In-between the two double bedrooms is a superb third room which is used by the present owners as a home office. Again, with tall windows and a tilt and turn door, a high ceiling, beautiful beams and immaculate presentation, this room offers a multitude of options for use.









# Seller Insight

“ With our passion for great design we'd always dreamt of creating our own house one day and Danzey Farm in it's elevated position with views stretching over to Mockley Wood was the perfect location. Having stripped away the chicken sheds and corrugated cattle barns of the former working farm the jewels remained, a handsome threshing barn, traditional Granary barn and milking shed were retained to reflect the history whilst contrasting beautifully with a stunning, contemporary new home.

Spending our working lives in commercial interiors, design detail and functionality are important to us so we wanted to express this in our home too. Danzey Dairy was the old milking shed, converted first to give us a beautiful place to live while we built Danzey House, and so the same level of quality and consideration has gone into this as into the design of the new house.

We've lived here for 3 years and it's everything we wanted it to be, spacious and light filled with wide bi-folding doors leading out on both sides. We have breakfast in the morning sunshine on the front patio and by the afternoon the sun is in the sheltered courtyard garden at the back which is perfect to entertain in. I just love the open living/kitchen area with cleverly concealed storage leaving it uncluttered and a pleasure to work in. It's a very sociable space so when friends pop in I can carry on cooking while they sit and chat to me.

The adjacent threshing barn is idyllic to work in with the huge picture window overlooking the field which falls away to the lake and meandering brook below, it's also the perfect place for my son to entertain his friends without disturbing me. For his 18th birthday party, we adorned it with fairy lights and opened it up onto the rear terrace with outdoor seating and steps leading down to a marquee, it was magical!

We have the best of both worlds here, being located in the heart of rural farming countryside with lovely walks on our doorstep, and yet just a short drive away in Henley-in-Arden there are great shops, pubs and restaurants. I can also hop on the train at Danzey station and be in the centre of Birmingham in 40 minutes or in the opposite direction enjoying the culture and history of Stratford upon Avon in 20 minutes.”\*

\* 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.

















# THRESHING BARN

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The original threshing barn has been completely re-built with the original bricks and a new roof and has become a fabulous space with a multitude of options. Making the very most of the stunning views across its grounds, lake and rolling hills beyond, the owners have installed superb full height glazing with sliding glass doors and themed design safety manifestation, opening up both sides of the barn. Internally the barn has been transformed with a contemporary urban feel, including a kitchenette, bathroom and excellent working/entertaining space. There is also the opportunity to further utilise the original mezzanine floor which currently houses the original threshing machinery. On the current plans for Danzey House, the barn plays a key role as a wonderful entrance into the contemporary new build.









# GRANARY BARN

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Again, having been structurally rebuilt and benefitting from a new roof, with solar panels installed, the old hay barn offers further possible accommodation options for the new owners. As it presently stands, it provides excellent storage, but with a solid second floor, staircase and two separate ground floor spaces, this is ripe for conversion into living space or offices subject to planning approval.





# DANZEY FARM

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Under the current planning consent for the construction of the new “Danzey House”, the old farmhouse is due to be demolished. At present it provides accommodation for a lodger, therefore, there may be an opportunity to retain this building for future use, subject to council approval.





# DANZEY HOUSE

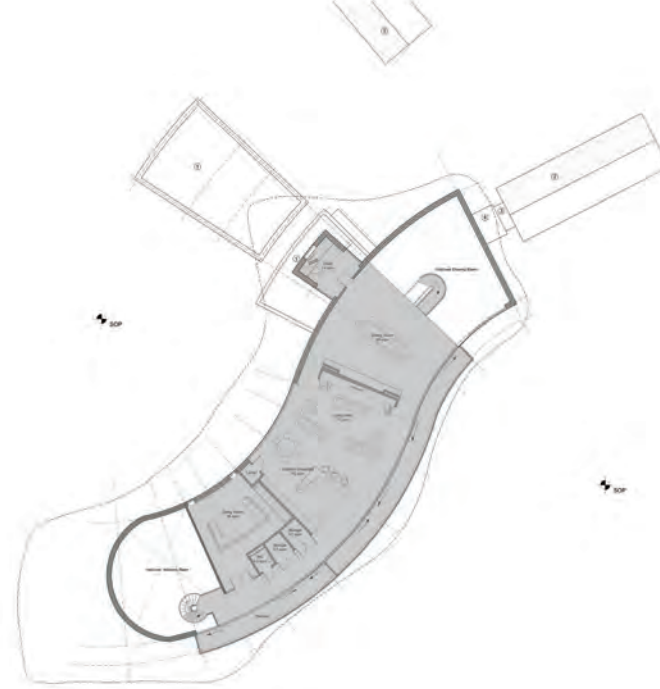
Planning permission for a new build property in the heart of green belt is a rare find, but this is no ordinary new build home. It is quite unique, exceptional in its design, it has been meticulously engineered, many months of consideration and consultation have gone into every detail and the result managed to win over the planning committee at Stratford upon Avon District Council.

The unusual, sweeping footprint and flowing, three-dimensional structure has been designed to acknowledge and complement its surroundings with elegantly curved, natural stone walls and an undulating grid shell roof that mimics the rolling countryside.

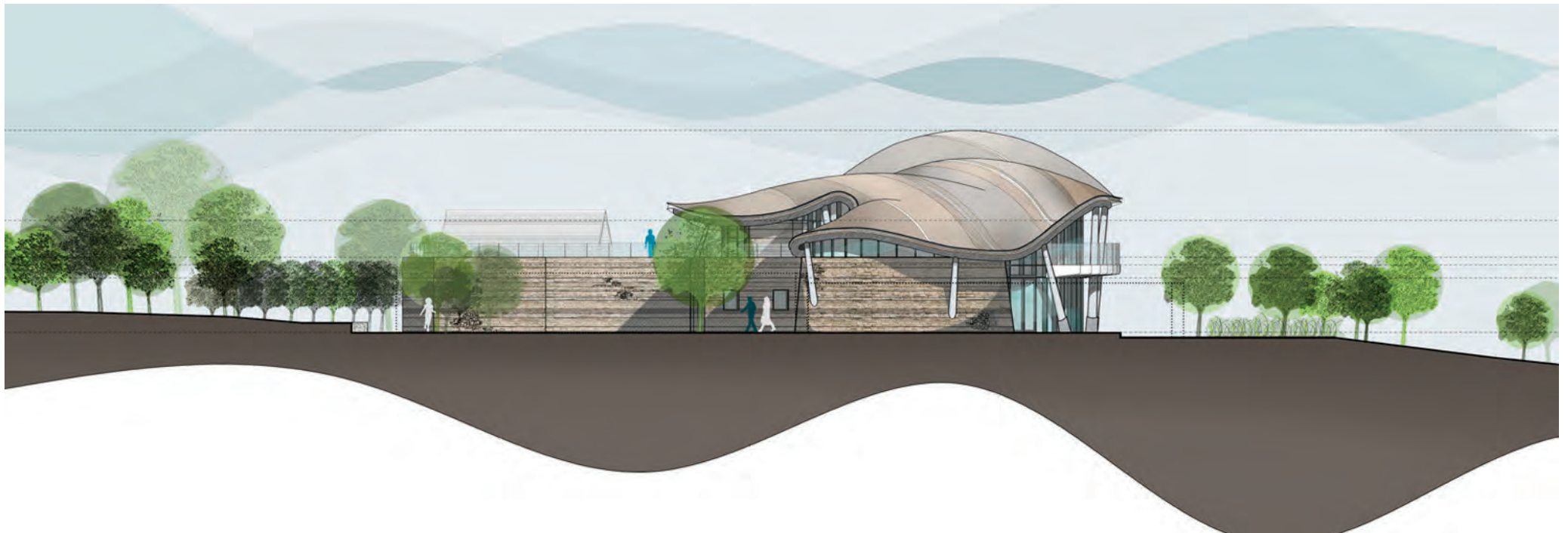
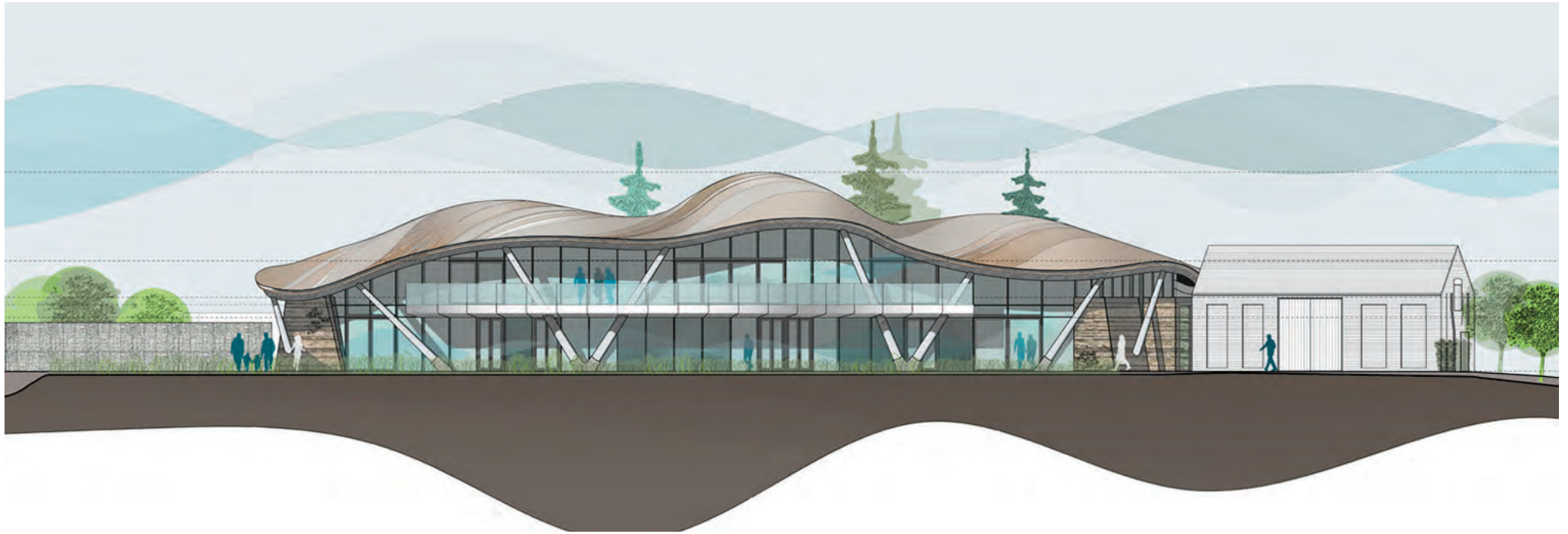
Designed by Ian Saunders at D5, one of Birmingham's most renowned and talented architects, this home exploits its elevated position and maximises the views by having the living space on the first floor with curtain wall glazing and a balcony running the width of the building.

Inside this 10,000 square foot property the space is vast and luxurious with a huge open plan kitchen, living, dining area and a sweeping staircase descending to a double height drawing room. There are 5 generous double bedrooms all with en-suite bathrooms plus a family bathroom with steam room & sauna. At the opposite end is another large double height room which could be used as a games room or a studio, with stairs leading back up to the first floor and the home cinema room.

The 3 bay garage adjoins the house with a plant room, workshop, storage areas, a dog shower room and guest toilet incorporated behind the ample hallway. It's possible that this flat roofed section could accommodate a swimming pool above, accessed from the first floor and benefiting from the south facing aspect. A landscaping scheme with hedging, lakes and trees has already been implemented and is maturing nicely, ready to nestle this innovative contemporary home into the rural Warwickshire countryside.











#### Outside:

The grounds surrounding Danzey Farm are beautifully landscaped, with a smart walled frontage, double electric gates and a sweeping, resin bound gravel driveway leading to an extremely spacious courtyard. The Lavender hedge to the side of Danzey Dairy offers a lovely splash of summer colour against the beautiful, reclaimed brickwork. Moving round to the main entrance of the dairy a low white lias stone wall encloses a mature beech hedge to create the perfect courtyard garden, offering a wonderful space to relax, entertain and dine alfresco. There are a number of smart oak and wicker raised beds housing a variety of trees and flowers, including a decorative twisted stem Willow hedge, sculptural Agapanthus, Eringiums and Sweet Peas, interspersed with paths and a lovely brick herringbone terrace, all designed to provide a colourful, yet very easy to maintain garden area. The grounds surrounding Danzey Farm are mainly laid to lawn with steps leading down to the sweeping meadow and charming pond at the end of the grounds. The large natural pond is a beautiful feature of this property, with an abundance of water plants and wildlife, its fed directly from the natural spring that runs alongside. To the top of the grounds is a further large, orchard area planted with a superb variety of mature trees. The original well and pump is also situated here adjacent to the old farmhouse.









# LOCATION

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Danzez Farm is in the small rural hamlet of Danzey Green, located just a short distance between the beautiful villages of Tanworth-in-Arden, with its award winning pub on the green 'The Bell', and the thriving Tudor village of Henley-in-Arden. Just a short walk from the property is Danzey train station with regular services to Stratford-upon-Avon and Birmingham City Centre.

Henley-in-Arden is a picturesque, historic Tudor market town located along the A3400 and lies 8 miles north of Stratford-upon-Avon and 10 miles south of Solihull. Henley-in-Arden is known for its tree-lined High Street and variety of historic buildings, some of which date back to medieval times, as well as shops, supermarket, post office, restaurants, public houses, and the famous Henley Ice Cream Parlour. There are excellent primary and secondary schooling facilities as well as South Warwickshire College. For the sports lover, there is the local thriving tennis club as well as several golf clubs in the surrounding areas. The location has good transport links, Henley-in-Arden Railway Station provides links into Birmingham and Stratford-upon-Avon and just a short distance away Warwick Parkway Station, which has good train services to London Marylebone. Road communications are excellent with the M40 and M42, M5 and M6 motorways all within easy access.

Solihull is recognised as being one of the most affluent and highly sought-after areas located within the more southern parts of the West Midlands conurbation and is situated some nine miles from the heart of the city of Birmingham. The town itself offers an excellent range of amenities including the first-class award winning shopping centre Touchwood with a John Lewis flagship store heading up 80 high street retail names, 20 bars and restaurants and a 9-screen cinema complex. There is also a state of the art library with theatre and various other family entertainment centres such as Tudor Grange swimming pool/leisure centre, park/ athletics track, several nearby private golf courses and an ice rink. The town and surrounding areas benefit from access to Birmingham International Railway Station and Airport, the National Exhibition Centre, the National Indoor Arena, Genting Arena and the fabulous newly opened Resorts World Birmingham with 50 outlet stores, 18 stylish bars and restaurants, an 11 screen cinema and an exhilarating international casino and hotel, all of which has a transport network which is second to none, linking the area to London either via the M40 or M11, the south via the M42/M5 and access to the north along the M6 motorway corridor.

The enchanting town of Stratford-upon-Avon is a popular tourist destination owing to its status as birthplace of the playwright and poet William Shakespeare with visitors from all over the world. The Royal Shakespeare Company resides in Stratford's Royal Shakespeare Theatre, one of Britain's most important cultural venues. The town itself has many buildings that have survived over the years and would have been familiar to Shakespeare. It also offers a thriving community offering a wide variety of leisure, dining and shopping experiences. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon. Stratford-upon-Avon and Stratford-upon-Avon Parkway train stations offer direct services to London, Birmingham, Warwick, Warwick Parkway and Leamington Spa. There is also a coach station. Warwick Parkway, Leamington Spa, Honeybourne and Banbury also offer direct rail services to London and Birmingham.









#### Services

Mains Electric & Water

Ground Source Heat Pump

Solar Power

Private Drainage Treatment Plant

Underfloor Heating to Danzey Dairy and Threshing Barn

#### Tenure

Freehold

#### Local Authority

Stratford-upon-Avon Council

Council Tax Band G

#### Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on

0121 746 6400

#### Website

[www.fineandcountry.com/uk/solihull](http://www.fineandcountry.com/uk/solihull)

#### Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

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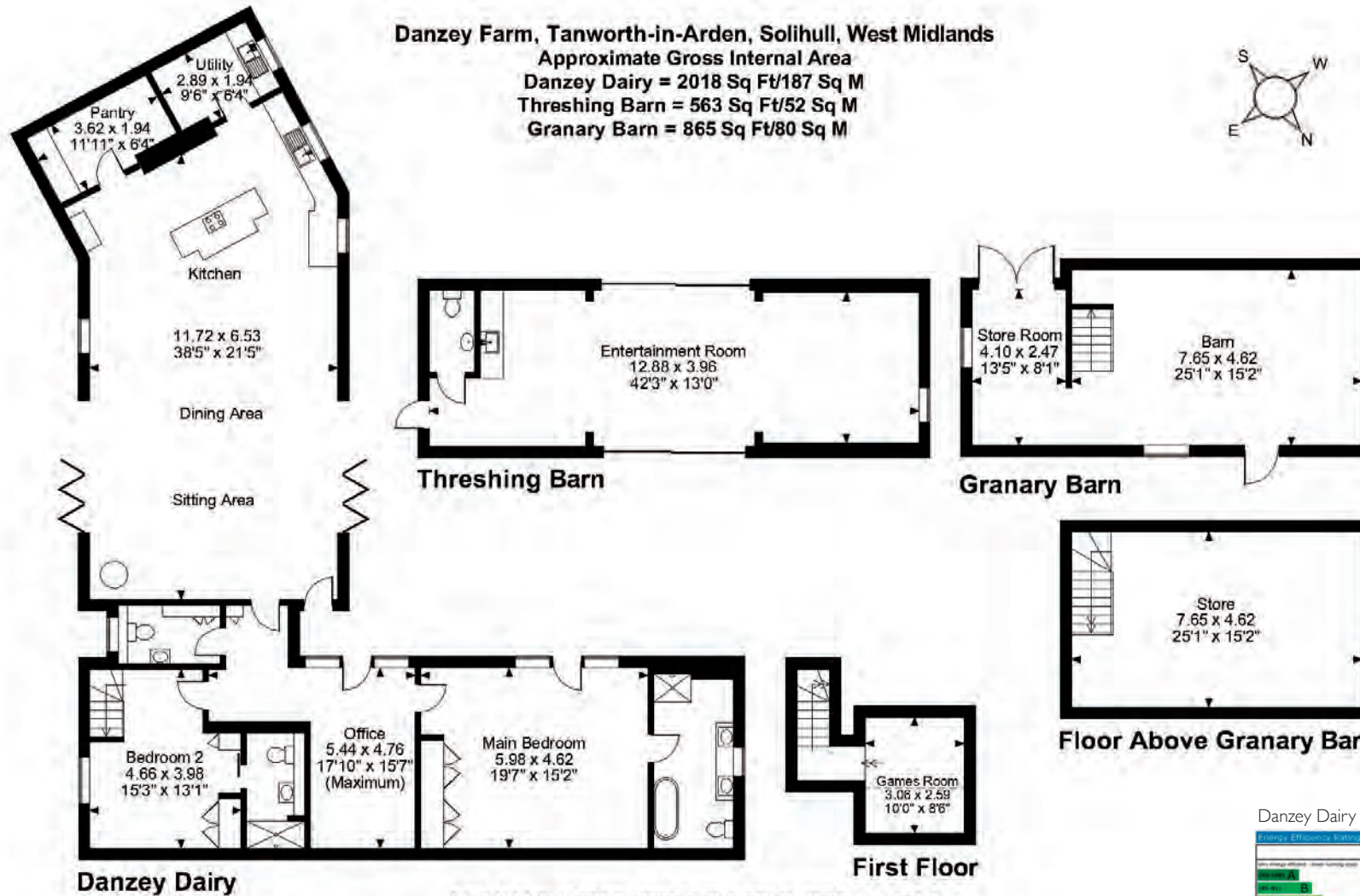
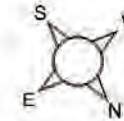
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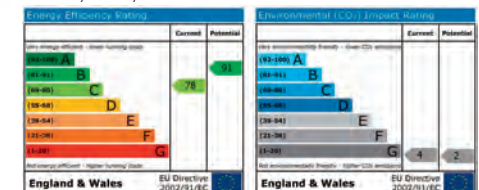
# Danzez Farm, Tanworth-in-Arden, Solihull, West Midlands

Approximate Gross Internal Area  
 Danzey Dairy = 2018 Sq Ft/187 Sq M  
 Threshing Barn = 563 Sq Ft/52 Sq M  
 Granary Barn = 865 Sq Ft/80 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 Denotes restricted head height  
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## Danzez Dairy











RACHEL HYDE  
SENIOR ASSOCIATE  
Fine & Country Solihull  
0121 746 6402 / 07966 473056  
email: rachel.hyde@fineandcountry.com



MARTIN GRANT  
SENIOR ASSOCIATE  
Fine & Country Solihull  
0121 746 6401 / 07713 251510  
email: martin.grant@fineandcountry.com

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*“We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process”... “Well worth the fee paid”*

*“A big thank you to both Martin and Rachel”*

## FINE & COUNTRY

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Fine & Country  
Tel +44 (0)121 746 6400  
solihull@fineandcountry.com  
29 Zenith House, Highlands Road, Solihull B90 4PD

