



Honey Buzzard  
Holyoakes Lane | Bentley | Redditch | Worcestershire | B97 5SR

FINE & COUNTRY

# HONEY BUZZARD

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*Honey Buzzard is a truly stunning detached barn conversion set within the tranquil hamlet of Bentley in the heart of the picturesque Worcestershire countryside. This character property was designed and created by the present owners back in 2013 and is presented throughout to an incredibly high standard.*







This wonderful home offers three double bedrooms upstairs, with two ensuite bathrooms, three fabulous reception rooms, with the option of a fourth ground floor bedroom, shower room and a beautiful contemporary breakfast kitchen. Outside are the equally impressive grounds it sits within, including a large wrap around lawned garden, generous gated gravelled driveway, a charming south facing sun terrace, carport, and a superb Dutch barn, offering incredible potential for additional living accommodation or business space subject to planning permission.

As you approach the property up the country lane you immediately appreciate the impressive design and curb appeal this family home offers. Through a five bar gated entrance, across the large, gravelled driveway we reach the two entrances into the property. For convenience the family tend to use the first of these two doors that leads directly into the boot room, however the main panelled oak front door and glazed side panels leads into the very spacious and immaculately presented entrance hall. Engineered oak flooring, exposed brickwork and the feature arched crittall window set the theme that continues throughout Honey Buzzard. The oak stairs lead off from the reception hall and provide a convenient deep storage cupboard beneath. There is also a guest WC and fully fitted shower room, creating a useful ground floor bathroom if bedroom four is required. One of the most impressive features has to be the huge original arched doors and hinges that lead into the family room/fourth bedroom. Presently used as an office, this versatile space has painted ceiling beams and double French doors leading to the terrace and gardens beyond. To the opposite side of the reception hall is the entrance into beautiful sitting room and dining room. The sitting room makes the very most of the stunning surroundings, having tall floor to ceiling oak windows to both sides, enjoying the terrace, lawns and countryside to one side and the pretty south facing courtyard to the other. Beautiful décor and exposed beams create the perfect setting to enjoy the peace and quiet this home enjoys. With a central feature open fireplace having a tiled hearth and woodburning stove, it creates a superb focal point to be enjoyed by both reception rooms. The open plan design moves into the equally spacious and immaculately presented dining room, again enjoying exposed beams.

Double part panelled and glazed oak doors lead from the dining area into the fabulous breakfast kitchen. Creating the perfect balance between period charm and contemporary chic, this fabulous “hub of the home” with its high vaulted exposed beams and stylish décor offers ample space for everyday casual dining, cooking and entertaining. It has a stable door that leads directly to the rear courtyard, ideal when dining al fresco during the summer months. There is an excellent range of fitted units with smart contrasting granite countertops and appliances include an integral AEG dishwasher and two slimline wine cooler fridges, set within the large centre island, and a Britannia range cooker with a gas hob set within a feature brick recess with an oak beam above. There is also a recess for an American style fridge freezer. The adjacent utility/boot room also has a good range of fitted units with granite worktops, a Belfast laundry sink, recesses for the usual appliances and a stable door offers access to the front terrace, gardens, and driveway.

















# Seller Insight

“We were first attracted to the property for its lovely setting, surrounded by fields in the Worcestershire countryside” say the current owners of Honey Buzzard. “We had moved from Yorkshire and were not looking for a project, but when we found this derelict barn with the lovely name, we knew it would make a fantastic home.

“We wanted to keep the unique feeling of the old barn, so took care with details such as exposed beams which hint at the history of the building,” the owners continue. “The barn was originally part of a farm belonging to Bentley Manor, one of several owned by the Bentley Estate. The Elizabethan manor no longer stands but its moat still remains, as does the original farmhouse, which can be seen from this barn, constructed some years later.”

Following its careful renovation by the current owners, the old barn is now a bright and airy contemporary dwelling. “We began by gutting the building and redesigning it together with the builders to centre around open plan living accommodation ideal for everyday life and entertaining alike,” they say. “Now, the house feels spacious, with large windows making the most of the views of the surrounding countryside. One of our favourite views is from the landing, looking over the fields towards Tardebigge. The house really comes into its own at Christmastime, however, with the high ceiling in the hallway enabling us to have a huge Christmas tree there.”

As well as festive family parties, milestone birthdays have been celebrated here, with guests spilling out from the house into the generous garden. Indeed, the design of the outside space has enjoyed as much careful consideration as the house itself. “When we moved in, the garden was no more than an old field covered in rubble,” the owners say. “Now, having been levelled out and designed from scratch, it is a proper landscaped garden complete with a pond and mature planting. The garden wraps around the house, so there is always somewhere sunny to sit, the West facing patio being the perfect place to watch the sunset.”

The local area has plenty to offer, too. “It is very pretty here, and great for walking and cycling,” the owners say. The Tardebigge pub is just half a mile from our door, and the beautiful Queen’s Head pub with its lovely beer garden is a pleasant 3 mile walk from the church, along the canal. We are well situated for easy access to railway and motorway networks, too, giving us the best of both countryside and convenience.”\*

\* 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.









## Upstairs

There are three double bedrooms to the first floor, all immaculately presented and offering some wonderful views across open countryside. The spacious principal bedroom suite overlooks the gardens and has a smartly presented ensuite bathroom with a tiled floor and a white suite with a white tiled panelled bath and a rainwater shower cubicle. The light and airy landing area has a feature floor to ceiling oak framed window and lovely exposed beams. The second double bedroom suite is dual aspect and overlooks the front gardens. It is fitted with mirror fronted wardrobes and a separate airing cupboard. The ensuite shower room has a tiled floor and a rainwater shower cubicle. The third double bedroom features a beamed ceiling and overlooks the pretty views of the rear courtyard garden.































### Grounds and Gardens

Perfectly in balance with the property, the delightful and generous gardens that wrap around three sides of Honey Buzzard offer an idyllic escape from daily life and the perfect space for children to play and family to enjoy and entertain. In the heart of Bentley, set back from Holyoakes Lane, the property is approached through a five bar wooden gate, across a gravel driveway which swings around the circumference of the garden to a carport area which has double wooden doors. To the front, the garden is predominantly laid to lawn with a mature hawthorn hedge offering complete privacy. The smart Cotswold paved terrace runs the full width of the property with an attractive retaining wall and a lavender hedge. Wide steps lead up to the large lawned area and to the top end is a feature pond with ornamental grasses and a pretty rockery. As the lawn curves around the top end of the barn, long sleepers create gentle steps down to the further paved areas and round to the carport and inner courtyard. A delightful feature of the outside space is the South facing gravelled courtyard garden with a curved wall. With original old brick walls adorned with climbing Roses and Jasmine, this idyllic suntrap creates the perfect spot for entertaining and al fresco dining. Next to the courtyard is the versatile original Dutch Barn which is part open fronted and has a side entrance to a large storage area behind. With a multitude of potential options, including joining it to the main barn, creating a fabulous separate annexe or even superb office space, all subject to planning, this additional building adds a further dimension to an already very special family home.







## LOCAL AREA

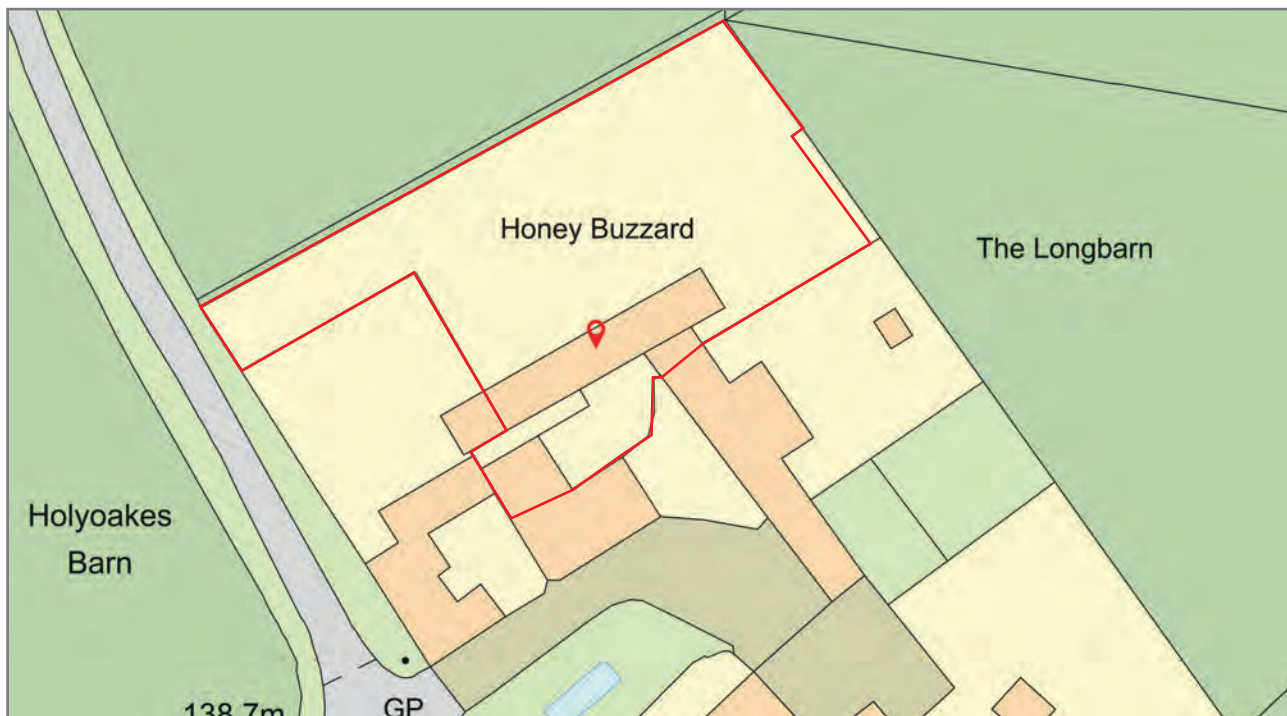
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The historic area of Bentley is situated between Bromsgrove and Redditch surrounded by lovely Worcestershire countryside yet within easy commuting distance to the motorway networks via the M42 and M5. The area is popular for equestrian pursuits and the canal system offers walking and cycling routes. Just a short walk up the lane takes you to the very popular Tardebigge pub and the charming craft centre and café, with the fabulous Queens Head also within walking distance. Tardebigge Church of England First School is just a short walk, with other state and private schooling nearby including the renowned Bromsgrove School and Alcester Grammar. Together with the market towns of Bromsgrove and Redditch which offer an excellent range of shopping facilities and amenities, Stratford Upon Avon, Worcester and Birmingham are also easily accessible by road or rail. Local rail networks with intercity connections are available from Bromsgrove station approximately 3 miles away.









### General Information

Council A

Tenure: The property is Freehold

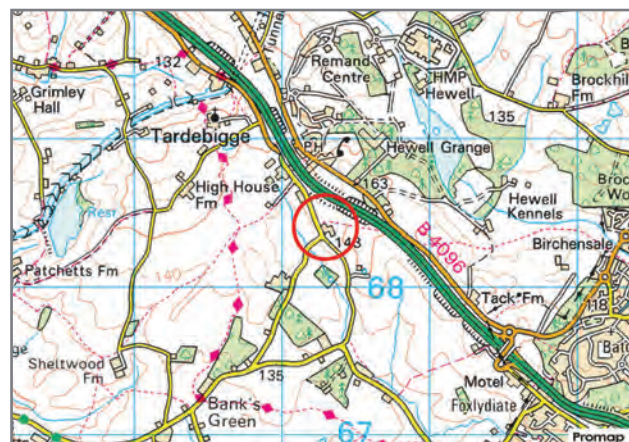
Services : Mains water, gas and electric

Private Drainage System

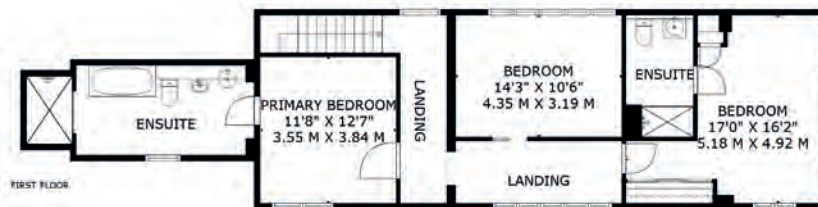
Gas Fired Central Heating

Local Authority: Bromsgrove District Council

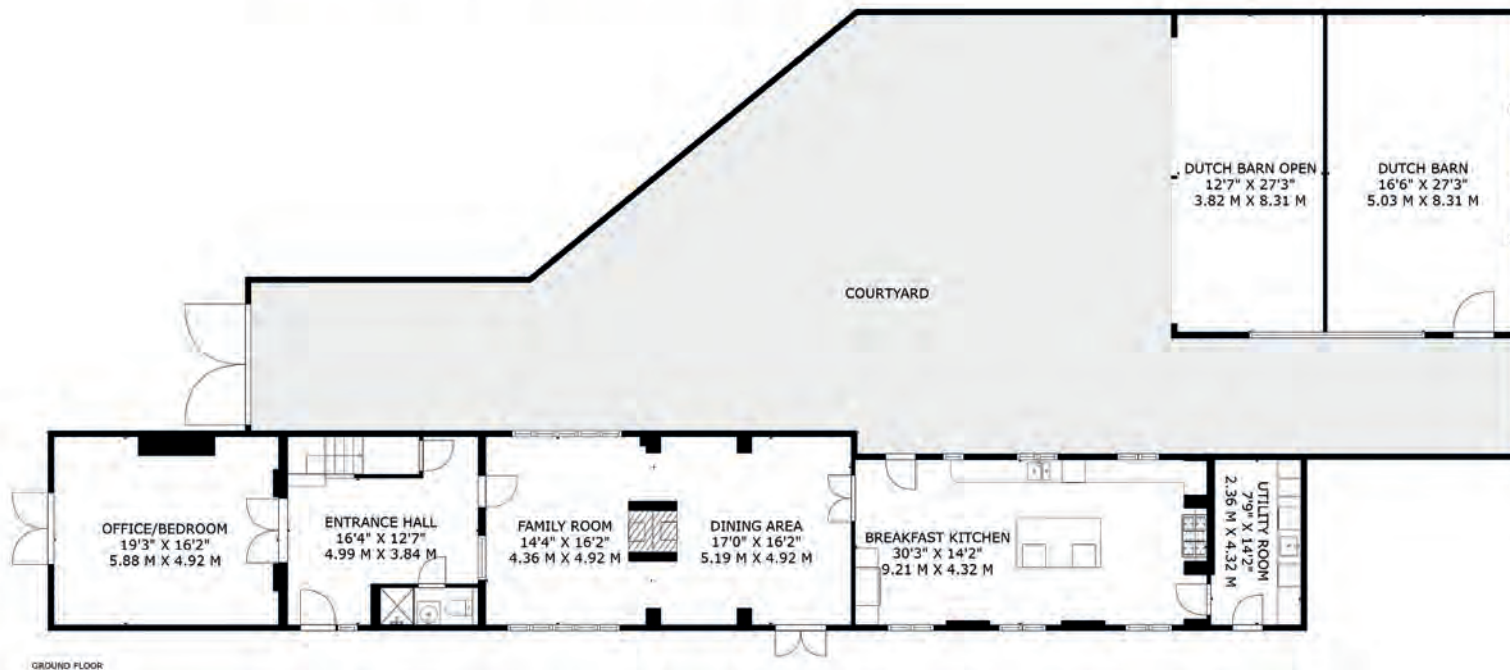
Disclosure: In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that a vendor of this property is a member of Fine & Country Stourbridge







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA  
 GROUND FLOOR: 1653 sq ft, 154 m<sup>2</sup>, FIRST FLOOR: 928 sq ft, 86 m<sup>2</sup>  
 EXCLUDED AREAS: DUTCH BARN OPEN: 342 sq ft, 32 m<sup>2</sup>, COURTYARD: 2300 sq ft, 214 m<sup>2</sup>  
 DUTCH BARN: 450 sq ft, 42 m<sup>2</sup>  
 TOTAL: 2581 sq ft, 240 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY











RACHEL HYDE  
PARTNER AGENT  
Fine & Country Solihull  
07966 473056  
email: [rachel.hyde@fineandcountry.com](mailto:rachel.hyde@fineandcountry.com)



MARTIN GRANT  
PARTNER AGENT  
Fine & Country Solihull  
07713 251510  
email: [martin.grant@fineandcountry.com](mailto:martin.grant@fineandcountry.com)

With over 25 years combined service within the Fine & Country brand, we took the pioneering step 10 years ago to form a joint partnership, combining each of our individual skills to greater effect offering our clients an unrivalled level of service. We enjoy the challenge of exceeding our client's expectations and take great pleasure in helping people move home as smoothly and stress free as possible.

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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”

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## 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.

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

