

Andrew Grant  
PRESTIGE & COUNTRY



# The Old Rectory

Spernal, B80 7EX



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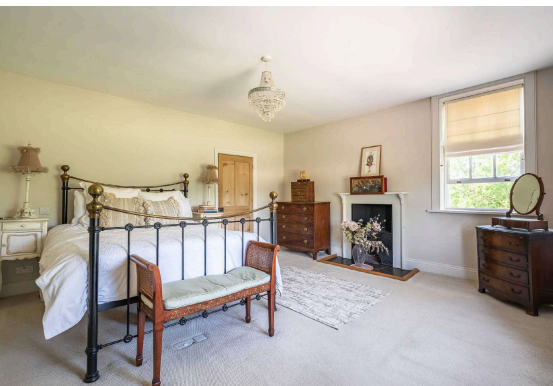
5 Bedrooms 5 Bathrooms 5 Reception Rooms 5.5 Acres

“A rare Georgian country home offering generous living space, enchanting grounds with riverside frontage, and characterful outbuildings with planning approved for holiday lets...”

Scott Richardson Brown CEO

- Elegant Grade II Listed Georgian residence with five ensuite bedrooms and five reception rooms
- Open-plan vaulted kitchen with Aga, central island and doors to the terrace
- Formal sitting room with panelled walls and period fireplace
- Extensive grounds with mature gardens, paddocks and a picturesque stretch of the River Arrow
- Triple bay oak-framed garage and barns with holiday let consent
- Sweeping gated driveway with plentiful parking and turning space
- Peaceful rural setting next to a deconsecrated church on the Warwickshire border

3596 sq ft (334.1 sq m)





## The kitchen

A vaulted kitchen forms the heart of everyday life, opening to the terrace and adjoining dining room. Exposed oak trusses soar above a granite-topped island with breakfast bar, traditional cabinetry, AGA range cooker and Belfast sink. Large windows and French doors overlook the gardens while stone flooring and a wood-burning stove enhance both practicality and character.



## The sitting room

A formal sitting room offers refined space for gatherings and quiet reflection. Full-height panelled walls, deep cornicing and an elegant period fireplace with carved surround provide a handsome backdrop. Large sash windows with shutters frame garden views and built-in display alcoves lend discreet storage.





## The snug

This cosy snug is perfect for relaxed evenings or as an informal sitting area. A beamed ceiling and stone-tiled floor set a rustic tone while a recessed wood-burning stove anchors the room. A large multi-pane window brings in light and there is convenient access through to a cloakroom and study.





## The dining room

The dining room sits off the kitchen and is ideal for family meals or entertaining. Exposed ceiling beams and a stone floor complement an inglenook-style fireplace with heavy timber lintel and cast stove. Sash windows look out to the garden and an opening connects to the vaulted kitchen for ease of serving.



## The games room

Currently used as a games room, this generous reception space features a substantial fireplace with stone surround and a timber beam hints at the home's origins. Shuttered sash windows bring in natural light, while high ceilings and built-in alcove cupboards offer scope for a library, cinema or formal dining if required.





## The principal bedroom and dressing room

The principal suite provides a tranquil and private retreat. In the bedroom, dual-aspect sash windows lights a period fireplace and high ceiling, while the dressing room offers bespoke fitted wardrobes. This suite leads directly to its en suite shower room for convenience.





## The principal en suite

Serving the principal bedroom, the en suite is finished to a high standard. A glass-fronted shower with stone-tiled walls sits beside a pedestal basin and traditional WC. A sash window admits daylight and there is a chrome towel rail for added convenience.



## The second bedroom and en suite

Another well-proportioned double bedroom provides comfortable accommodation for guests or family. It features two sash windows, a high ceiling and a period fireplace with cast-iron insert. A door connects to its generous en suite bathroom. The en suite feels luxurious and bright. A freestanding roll-top bath sits next to a large walk-in shower within stone-tiled walls. There is also a pedestal basin, WC, heated towel rail and a window set beneath the vaulted ceiling.





## The third bedroom

The third bedroom is a flexible double room ready for personal finishing touches. A cast-iron fireplace and high ceilings give character and large sash windows bring in light. From here, there is access to the Jack and Jill bathroom, providing scope for its own private en suite if desired.





## The Jack and Jill bathroom

Located on the first floor and sharing access with the third bedroom, the family bathroom combines period charm with modern convenience. A freestanding roll-top bath sits beneath a sash window, accompanied by a pedestal basin and WC.





## The fourth and fifth bedrooms

Occupying part of the second floor, this double bedroom feels wonderfully atmospheric. Exposed roof timbers and a vaulted ceiling frame dormer and casement windows that overlook the grounds. There is a small step down to the adjoining en suite. Adjacent to the fourth bedroom, the final bedroom provides a quiet hideaway for guests or teenagers. Sloping ceilings with exposed rafters give it a cottage feel, while an en suite with WC, basin and shower cubicle is tucked beneath the eaves.





## The fourth bedroom en suite

The en suite to the fourth bedroom is tucked beneath the eaves. A freestanding slipper bath is set against exposed trusses, with a Velux window above. This space also includes a WC and basin arranged on raised tiled plinths.



## The terrace

Outside, the south-facing expansive stone terrace encourages alfresco dining and relaxation. Wide paving wraps around the kitchen with French doors and raised lavender beds. There is plenty of space for seating, a firepit and dining area, all enjoying open views across the grounds and the historic church next door.







## The garden

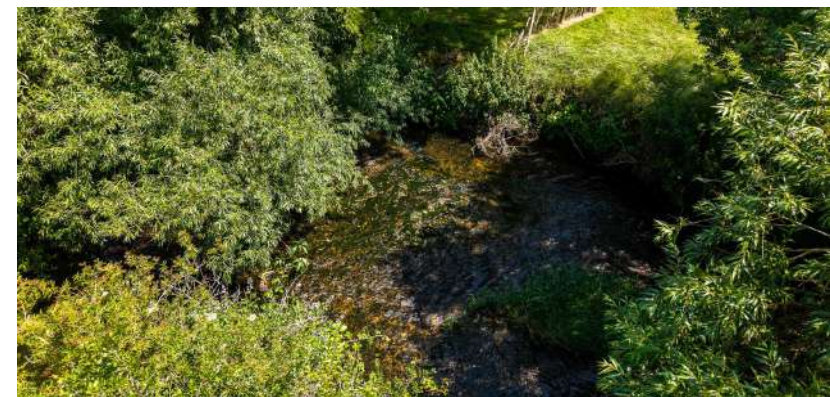
The surrounding gardens blend formal and informal areas for recreation and wildlife. A gravel parterre with clipped box hedging leads to the deconsecrated church, while lawns sweep around mature trees and orchard planting. Beyond the formal gardens, a level lawn, formerly used as a grass tennis court, provides a wonderful space for recreation and outdoor entertaining.







Along the western boundary, the River Arrow winds through the property beneath mature riverside trees, creating a particularly attractive natural feature and a haven for wildlife. Combined with the surrounding woodland and sweeping lawns, it contributes greatly to the peaceful and secluded character of the setting.







## The grounds

In total, the grounds extend to almost six acres and provide a wonderful rural environment. Sweeping paddocks are enclosed by post-and-rail fences and hedgerows, with a field shelter for animals.







## The outbuildings

A collection of traditional outbuildings offers versatility for storage, vehicles or conversion. The oak-framed triple bay garage with dormer windows provides covered parking and has planning consent for two holiday lets. Additional brick and timber barns, a boiler house and stores sit within the gravel courtyard.





## The driveway and parking

Approached through a gated entrance, the sweeping driveway makes an elegant approach to the house. Gravel surfaces bordered by cobbles curve past manicured lawns and mature trees to a broad parking and turning area. There is ample space for numerous vehicles and direct access to the oak-framed garage.



## Location

The Old Rectory occupies a secluded position on a quiet lane among open countryside on the Warwickshire–Worcestershire border. Although rural, the hamlet of Spernal is conveniently located for nearby villages offering everyday amenities and traditional pubs. More extensive shopping, dining and cultural facilities can be found in nearby market towns and the larger centres of Birmingham and Worcester. There is a choice of state and independent schools in the surrounding area, together with good road and rail links for commuting. Nearby countryside provides opportunities for walking, riding and other outdoor pursuits.

## Services

The property benefits from mains electricity and water. There is oil-fired central heating and drainage is supplied via a private septic tank.

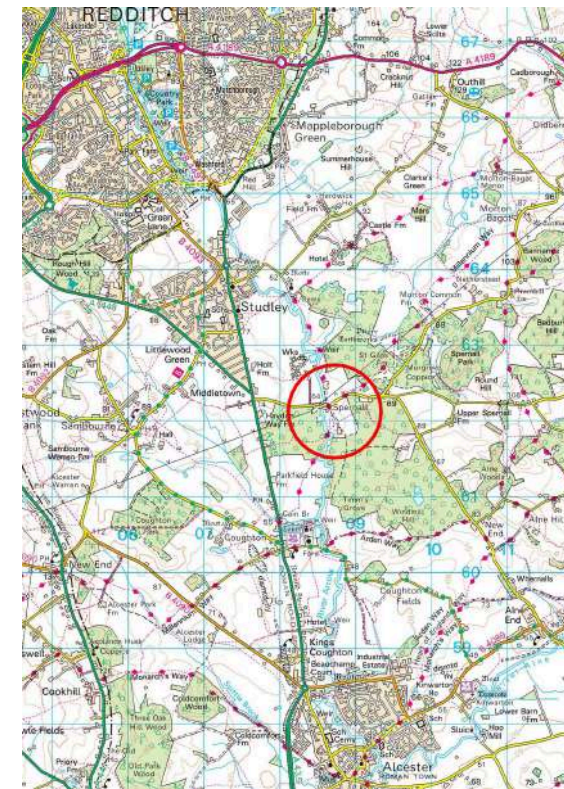
Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

The Council Tax for this property is Band G





# Spernal Lane

Approximate Gross Internal Area  
 Ground Floor = 168.3 sq m / 1811 sq ft  
 First Floor = 111.1 sq m / 1196 sq ft  
 Second Floor = 54.7 sq m / 589 sq ft  
 Outbuildings = 94.8 sq m / 1020 sq ft  
 (Excluding Log Sheds & Open Areas)  
 Total = 428.9 sq m / 4616 sq ft  
 Total (Excluding Outbuildings) = 334.1 sq m / 3596 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



**Andrew Grant**  
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T. 01905 734720

E. [prestige@andrewgrant.com](mailto:prestige@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)