



The Limes
60 St. Bernards Road | Solihull | West Midlands | B92 7BA

FINE & COUNTRY

THE LIMES

An Elegant Blend of Victorian Grandeur and Family Comfort



Situated in one of Solihull's most prestigious and sought-after locations, The Limes is an exceptional Victorian residence that exudes timeless charm, architectural elegance, and generous proportions. Originally constructed in the late 1880s, this distinguished detached home has been lovingly maintained and sympathetically enhanced, offering an impressive 3,542 sq ft of living space set within a substantial 0.44-acre private plot.

From its handsome façade to its beautifully preserved period features, this six-bedroom, four-bathroom home is the epitome of characterful living, perfect for the discerning family seeking both style and space in equal measure.

Accommodation & Features

Arranged over three expansive storeys, the home showcases a wealth of original features including high ceilings, intricate plasterwork, tall sash windows, and a selection of exquisite fireplaces that add a rich sense of history and grandeur throughout.

- **Elegant Living Room** – A wonderfully proportioned space adorned with a striking limestone fireplace and open log-burning fire, framed by a tall bay window that floods the room with natural light.
- **Formal Dining Room** – Featuring a beautiful carved wooden fireplace, bay window, and wooden flooring, ideal for hosting dinner parties or family gatherings.
- **Family Room** – A spacious, light-filled area with direct garden access, perfect for informal living and entertaining.
- **Breakfast Room & Kitchen** – Overlooking the rear gardens, the kitchen and adjoining breakfast room offer ample space and storage, with potential for further modernisation or extension (subject to planning).
- **Utility Room** – A practical and spacious area with external access, generous workspace, and plumbing for white goods.













Seller Insight



For the past two decades, The Limes on St Bernards Road has been the cherished home of a three-generation family, offering both space and serenity in one of Solihull's most sought-after locations.

"We were instantly drawn to the double-fronted aspect," the owners share. "It gave us plenty of room for all of us to live comfortably under one roof, while still having our own space."

Set well back from the road, the property enjoys an impressive approach with a large driveway and extensive grounds. Behind the main garden lies a hidden treasure — a "secret garden" perfectly suited to a fruit and vegetable plot. The south-facing rear ensures natural light streams through the conservatory, breakfast room, and utility, creating bright, welcoming spaces. "It even means we can air dry the washing indoors, which is such a small but lovely perk," the owners note.

The breakfast room has long been the social heart of the home. "It's where we'd gather for casual family meals," they recall. And the views are enchanting, particularly in winter. After a snowfall, the mature tree at the end of the garden becomes a picture-perfect scene worthy of a Christmas card.

Sympathetic updates over the years have included converting a guest toilet into an accessible wet room for a family member, while the home retains its period character. From the elegant ceiling rose and detailed coving to the exquisite carved wooden fireplace and working open fire, the sense of history is ever-present. "We even still have the servants' request light," the owners reflect, a rare and fascinating detail.

Life on St Bernards Road is about more than the houses — it is about community. Residents enjoy a private WhatsApp group, a travelling supper event held several times a year, and the annual Open Gardens charity weekend, which welcomes over 600 visitors to explore private gardens, enjoy cream teas, Pimm's, and live jazz, raising funds for the Stroke Society. "It's an extremely friendly and supportive neighbourhood. Some of our neighbours have lived here for over 40 years," the owners say. "We will truly miss them."

The location offers outstanding convenience, with Olton train station minutes away for a swift 13-minute journey into Birmingham, and Solihull town centre and station just five minutes away, providing direct access to London. The soon-to-be-completed HS2 link, along with easy access to the M42 and M40, further enhances connectivity. Excellent independent and state schools, as well as a local college and university centre, are close at hand.

*As the owners prepare to pass The Limes to a new family, they do so with a deep sense of gratitude for the life it has given them. "This house has been such a big part of our lives. It's ready for its next chapter, but it will always hold a special place in our hearts."**

* 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.





Bedrooms & Bathrooms

- **Six Double Bedrooms** – Each generously sized, with several enjoying charming garden or front-facing views. The principal bedroom benefits from a private en-suite bathroom.
- **Four Bathrooms** – Well-appointed throughout, including a modernised wet room that is fully accessible, and a family bathroom with bath and overhead shower.















Outdoor Living

The Limes sits within an impressive plot of approximately half an acre, brimming with mature trees and shrubbery and part walled to both sides. There is an extensive patio area, and wide steps lead down to the first of three lawned garden areas. Completely screened on all sides, this is a haven of peace and tranquillity just waiting to be landscaped.

Additional highlights include four garages, comprising a double garage to one side and a tandem garage to the other, providing exceptional storage, versatile workshop space, or potential for further development. The generous driveway accommodates multiple vehicles with ease, a rare benefit in such a prestigious location and perfectly suited to larger families or those who enjoy entertaining.

With its expansive layout, wealth of character, and enviable setting on St Bernards Road, this grand period home offers enormous potential to become a modern family's forever home. Whether you wish to preserve the elegance of its Victorian heritage or create a bespoke renovation, The Limes provides the perfect canvas for something truly special.





SOLIHULL

Historically part of Warwickshire, Solihull is one of the most prosperous towns in the English Midlands. In November 2013, the uSwitch Quality of Life Index named Solihull the "best place to live" in the United Kingdom. The motto of Solihull is Urbs in Rure (Town in Country).

Solihull's name is commonly thought to have derived from the position of its parish church, St Alphege, on a 'soily' hill. The church was built on a hill of stiff red marl, which turned to sticky mud in wet weather.

Solihull probably came into being about a thousand years ago, as a clearing in the forest to which people would come to trade. The town is noted for its historic architecture, which includes surviving examples of timber framed Tudor style houses and shops. The historic Solihull School dates from 1560 (although not on its present site). The red sandstone parish church of St. Alphege dates from a similar period.

Excellent communication links with the M42 (J4 and J5) which provides access to the M40 providing motorway access to London, the M6 and the North West and the M5 and the South West. Birmingham International Airport is a short drive away, as well as the hub of the Midlands rail network, the newly refurbished New Street. Solihull train station provides direct access to London Marylebone.





Services, Utilities & Property Information

Security:

Mains electricity, water, gas, and sewerage

4G and some 5G mobile coverage available in the area (check with provider)

Fibre to the Premises (FTTP) internet available (check with provider)

Property type: Detached home

Construction: Standard

Tenure: Freehold | EPC rating: F | Council Tax Band: G

Council Tax: Solihull Metropolitan Borough Council

Parking

Garage (4)

Off-road parking for (8)

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

Website

<https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>

Opening Hours

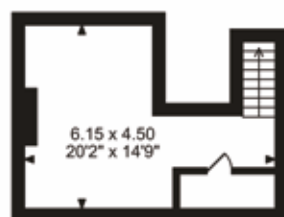
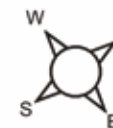
Monday to Friday 9.00 am–5.30 pm

Saturday 9.00 am–4.30 pm

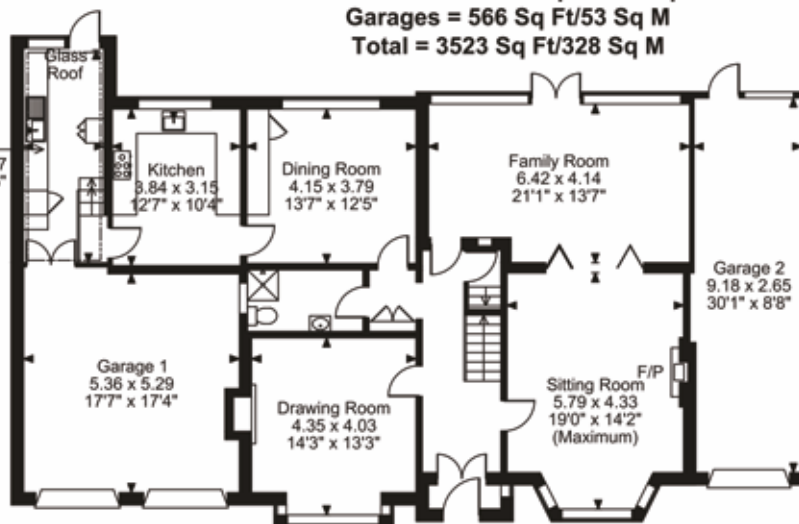
Sunday By appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

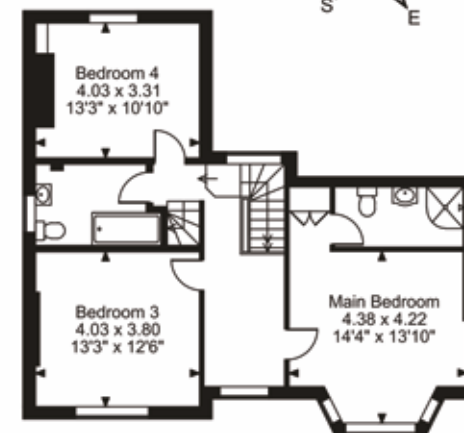
St. Bernards Road, Solihull, West Midlands
Approximate Gross Internal Area
Main House = 2957 Sq Ft/275 Sq M
Garages = 566 Sq Ft/53 Sq M
Total = 3523 Sq Ft/328 Sq M



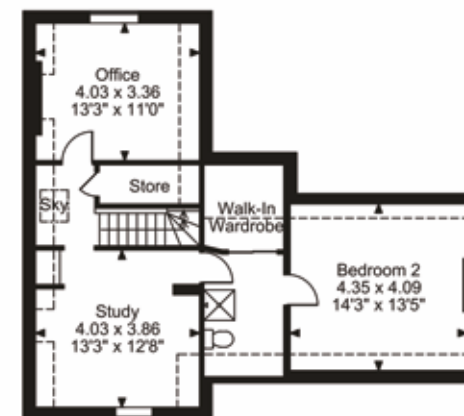
Cellar



Ground Floor



First Floor



Second Floor

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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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed







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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.

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.

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