



Lynwood Barns
Lea End Lane | Hopwood | Alvechurch | B48 7AY

 FINE & COUNTRY

LYNWOOD BARN

An exceptional five-bedroom Victorian barn conversion set within 1.5 acres in rural Hopwood, exquisitely renovated with award-nominated interiors, vaulted living spaces, cutting-edge smart technology, landscaped gardens and breathtaking original character.



Lynwood Barns is an outstanding and architecturally striking barn conversion formed from a beautiful collection of Victorian barns, meticulously renovated and finished to an exceptional standard throughout. Combining refined contemporary luxury with an abundance of original character, the property seamlessly blends soaring vaulted interiors, exposed timber trusses and heritage brickwork with innovative technology and sophisticated modern design.

Occupying an idyllic rural setting within approximately 1.5 acres of beautifully landscaped grounds, the property enjoys complete privacy behind electronically operated cedar wood gates while benefitting from excellent connectivity to Birmingham, Solihull and the wider Midlands. Birmingham International

Station lies approximately 20 minutes away, providing regular direct services to London Euston, making Lynwood Barns perfectly suited to both countryside living and modern commuting requirements.

Carefully restored with immense attention to detail, the home retains a wealth of original features and charm while incorporating an impressive array of modern innovations designed to enhance everyday living. Every room has been thoughtfully curated to create a sense of understated luxury, where elegant materials, exceptional craftsmanship and intelligent technology combine to create a truly remarkable family home.

Accommodation

From the moment you step inside Lynwood Barns, the quality of design and finish is immediately apparent. The interiors flow beautifully from one space to another, creating an atmosphere that feels both wonderfully open and welcoming. Exceptional volumes, dramatic ceiling heights and expansive glazing flood the home with natural light while framing stunning views across the gardens and surrounding countryside.

At the centre of the home lies the magnificent open-plan kitchen, dining and living space extending to more than 40 feet in length. Created within a more recent architectural addition that cleverly connects the three original brick-built barns, this spectacular double-height room forms the true heart of the property and has been designed entirely around modern family living and entertaining.

A soaring vaulted ceiling amplifies the sense of scale, while large, glazed panels and recessed skylights draw natural light deep into the space throughout the day. Ultra-slim sliding glass doors open directly onto the landscaped central courtyard, creating a seamless transition between indoor and outdoor living and allowing the entertaining areas to expand effortlessly during the warmer months.

The award-nominated bespoke Leicht German kitchen is a true centrepiece, celebrated for its innovative design and outstanding functionality. Beautifully appointed with sleek contemporary cabinetry, premium Gaggenau dual ovens and additional Siemens appliances, the kitchen combines cutting-edge practicality with elegant aesthetics. Fresh limewashed walls and a striking living wall filled with greenery soften the contemporary finishes, while Philips Hue intelligent lighting systems allow the ambience to be tailored perfectly for every occasion.

The dramatic principal living room is equally impressive and rich in character, showcasing magnificent, vaulted ceilings and original exposed timber roof trusses. A vast picture window frames uninterrupted views across the gardens and grounds, while a spectacular feature window has been carefully designed around an original beamed opening and brick archway, preserving the integrity and history of the original barn structure. A contemporary log burner set against exposed brickwork creates a striking focal point and introduces warmth and texture to the room.

The ground floor accommodation also incorporates a well-appointed utility room, guest cloakroom and additional storage areas, all finished to the same exacting standard as the principal living spaces.







Seller Insight

“Lynwood Barns is set within open countryside, this remarkable barn conversion offers a rare interpretation of rural living, one that turns traditional expectations inside out. While many barn renovations focus inward, creating sheltered, enclosed spaces, the architects here have done the opposite. Through expansive glazing and a beautifully designed central courtyard, every principal room is drawn outward toward the gardens, surrounding fields, and ever-changing landscape beyond.

The result is a home that feels deeply connected to its setting. Natural light pours through the interiors, framing panoramic views at every turn and creating an effortless relationship between inside and out. The courtyard acts as the heart of the property, bringing a sense of calm, privacy, and architectural drama that changes with the seasons.

Yet what truly distinguishes this home is not simply its design, but the feeling it creates. There is an immediate sense of release on arrival, a restorative quality that is difficult to articulate until experienced firsthand. After the pace and pressures of the day, driving through the gates and seeing the barns settled quietly within the open fields brings an unmistakable sense of calm and grounding. It is a house that encourages you to slow down, breathe deeply, and leave the outside world behind.

Despite the quality and completeness of the renovation, the property still offers exciting potential for its next chapter. The architectural foundations are exceptional, providing enormous scope for a future owner to introduce their own vision and further enhance what is already an extraordinary home. Whether through landscaping, interior refinement, or the addition of complementary leisure or lifestyle spaces, the possibilities remain wonderfully open-ended.

Combining striking contemporary design with the timeless tranquillity of its rural surroundings, this is far more than a converted barn. It is a home designed not only to be lived in, but truly felt.”*

* 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.







Bedroom Accommodation

The bedroom accommodation at Lynwood Barns has been beautifully arranged to provide luxurious and versatile living for both family and guests.

The principal suite is particularly impressive, offering a serene and private retreat complete with an extensive dressing area fitted with bespoke floor-to-ceiling wardrobes and integrated drawer systems. The spacious bedroom area is beautifully proportioned and features ultra-slim sliding glass doors opening directly onto a private south-west-facing terrace bordered by elegant planters and mature shrubbery, creating a tranquil outdoor sanctuary.

The accompanying en suite bathroom is simply stunning, designed to evoke the atmosphere of a luxury boutique spa. A freestanding double-ended bath sits alongside a large walk-in shower, while luxury marble tiled walls and flooring elevate the sense of sophistication. Cleverly concealed LED lighting provides a soft ambient glow and the perfect finishing touch to this exceptional space.

Two further ground floor double bedrooms are positioned within an adjoining barn, each beautifully appointed with vaulted ceilings, exposed roof timbers and skylights that flood the rooms with natural light. Both bedrooms benefit from stylish en suite shower rooms, making them ideal for visiting guests, older children or multigenerational living arrangements.

A striking oak and glass staircase rises elegantly to the first floor, where two additional bedrooms continue the home's sophisticated design language. One is currently utilised as an exceptional dressing room with bespoke integrated storage, although it could equally serve as a fifth bedroom, home office or studio space.

A beautifully finished family bathroom serves the first-floor accommodation and features a freestanding bath alongside a separate shower enclosure, continuing the luxurious specification evident throughout the home.

















Technology & Innovation

While deeply respectful of the building's original character, Lynwood Barns has been designed entirely for contemporary living and incorporates an impressive array of modern technology and innovations.

The property benefits from underfloor heating throughout the ground floor, solar panels, smart heating controls, integrated smoke alarm systems, CCTV surveillance, a security alarm system and electric vehicle charging stations. In addition, the electric gates, heating systems, CCTV network and sliding doors can all be remotely operated via a mobile phone device, allowing complete control and convenience whether at home or away.

This intelligent integration of technology enhances both the comfort and efficiency of the home while ensuring it remains perfectly suited to modern lifestyles.

Gardens & Grounds

Lynwood Barns sits within approximately 1.5 acres of beautifully landscaped grounds that perfectly complement both the architecture and its idyllic countryside surroundings. Extensive lawns wrap around the property, creating a wonderful feeling of openness and tranquillity, while a wooded area to the rear provides additional privacy and a beautiful natural backdrop throughout the changing seasons.

At the heart of the outdoor space lies the exquisitely landscaped central courtyard, thoughtfully designed as an elegant extension of the living accommodation. Richly planted borders overflow with fragrant lavender, roses and mature shrubbery, all enclosed by striking corten steel fencing that adds a contemporary architectural edge.

An outdoor kitchen and dedicated dining area make this an exceptional environment for entertaining, relaxed family gatherings and al fresco dining during the summer months. The seamless relationship between the internal living spaces and the surrounding gardens is one of the property's defining features, allowing the home to feel effortlessly connected to its beautiful rural setting.





HOPWOOD

Lynwood Barns occupies an idyllic position within the highly desirable Worcestershire hamlet of Hopwood, perfectly situated between the sought-after villages of Alvechurch and Hopwood, with the vibrant village of Barnt Green just a short drive away. Surrounded by rolling countryside, scenic walks and bridleways, the property enjoys a wonderfully peaceful rural setting while remaining exceptionally well connected to the wider Midlands. The surrounding Green Belt land, much of which is protected by the Bournville Village Trust, enhances the sense of privacy and seclusion while preserving the area's unspoilt countryside character.

The nearby village of Alvechurch offers an excellent range of local amenities together with highly regarded schooling including Alvechurch First and Middle Schools, making the area particularly appealing for families. Despite its tranquil setting, Lynwood Barns benefits from outstanding transport links, with easy access to Birmingham, Solihull, Bromsgrove, Stratford-upon-Avon and Redditch via the nearby motorway and road networks. Birmingham International Station is approximately 20 minutes away and provides fast and regular direct rail services into London Euston, offering an ideal balance between rural lifestyle and modern connectivity.





To Sum Up

Combining breathtaking architecture, luxurious contemporary interiors, exceptional craftsmanship and advanced modern technology, Lynwood Barns represents a truly rare opportunity to acquire one of the region's finest barn conversions — a home of immense style, sophistication and distinction.

SERVICES

Tenure: Freehold | Council Tax Band: G | EPC Rating: D

Property Type : Detached

Local Authority: Bromsgrove

Property Construction: Brick walls, steel framed and timber framed

Electricity Supply: Mains & Solar panels

Water Supply: Mains

Drainage: Septic tank & sewage treatment plant - please ask agent for further details.

Parking: Private driveway with parking for approx. 4 cars

Broadband: FTTP ultrafast full fibre broadband connection available – we advise you to check with your provider.

Mobile Signal/Coverage: 4G mobile signal is available in the area – we advise you to check with your provider.

Additional notes:

EV charger Anderson Wall Box

Electronic Gated Entrance

Solar Panels

Underfloor Heating to the Ground Floor

Radiators to the First Floor

Smart Heating Controls

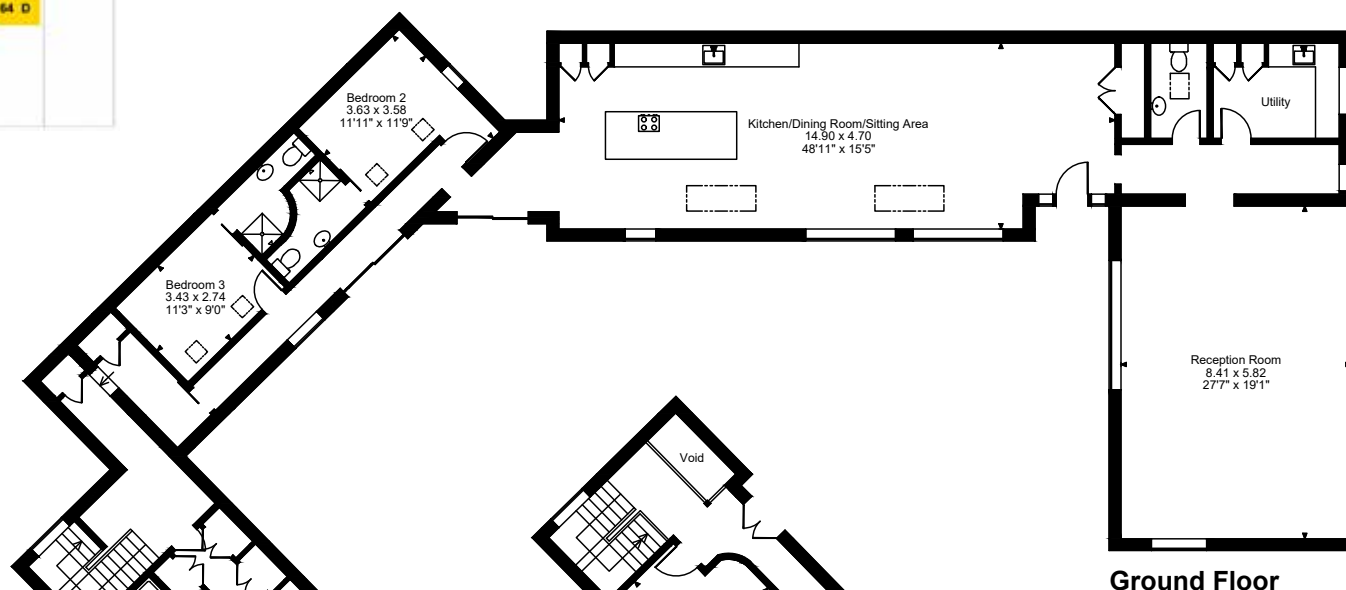
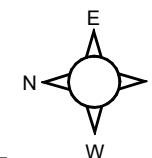
Integrated Smoke Alarms

CCTV Surveillance

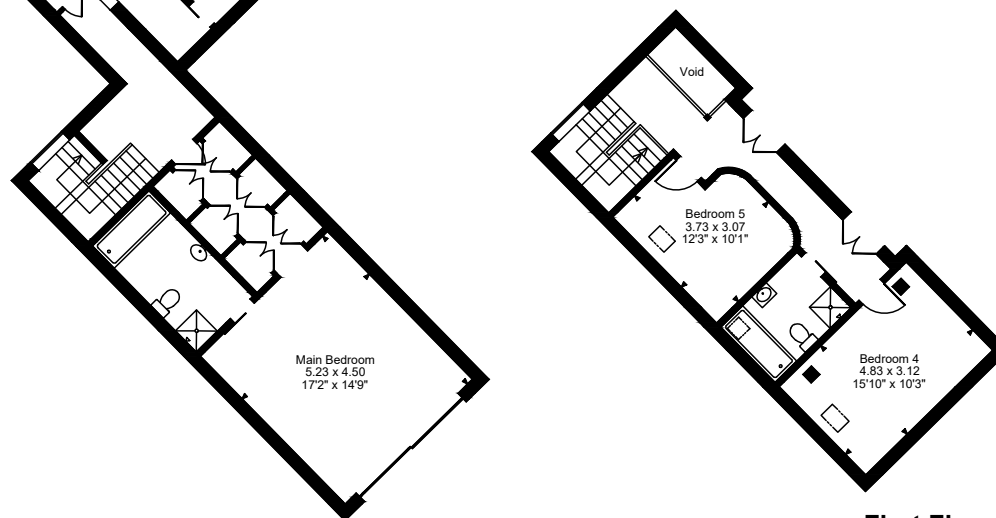
Total Internal Floor: 3097 Sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Lynwood Barns Lea End Lane, Hopwood, Alvechurch
Approximate Gross Internal Area
3097 Sq Ft/288 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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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 28.05.2026





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



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With over 30 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.

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.

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