



THE HOMESTEAD, 25 WOODBOURNE ROAD

Harborne, Birmingham, B17 8BY



A WONDERFUL GRADE I LISTED RESIDENCE

An exceptional Grade I listed Arts and Crafts residence dating from 1897, celebrating one of Britains most influential architectural movements. Beautiful in period craftsmanship, the property extends to 6126 sq. ft including a one-bedroom coach house providing ancillary living and set within beautiful gardens extending to 1.39 acres.



6



4



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EPC

n/a

Local Authority: Birmingham City Council

Council Tax band: H

Tenure: Freehold

Services: Mains water, electricity, gas and drainage.

Agents Note: The property is located on Calthorpe Estate and is subject to the Scheme of Management charges.

Offers in excess of: £2,500,000



THE HOMESTEAD, WOODBOURNE ROAD

The Homestead is an exceptional Grade I listed Arts and Crafts residence discreetly positioned within one of Edgbaston's most prestigious and private settings.

Designed in 1897 by renowned architects J.J Bateman and C.E Bateman, this celebrated home is an outstanding example of the Arts and Crafts movement, seamlessly blending remarkable period craftsmanship with beautifully considered contemporary interiors.

Approached through electric gates, a long sweeping driveway leads through the beautiful mature grounds to the front of the property, where extensive parking and a gated courtyard is located.









THE PROPERTY

On entering The Homestead, the impressive reception hall, with its soaring proportions and magnificent oak panelling, provides an unforgettable introduction to this remarkable home. An elegant staircase rises to the first floor, while original panelled folding doors allow the principal reception room to be opened into one large entertaining space or closed to create more intimate living areas. Both reception rooms feature magnificent inglenook fireplaces, providing warmth and character.

Beyond the reception rooms, the snooker rooms offer an exceptional space for entertaining. Beautiful oak flooring and original wall panelling compliment the impressive stone fireplace and charming window seat creating a room of considerable character and atmosphere. Beyond the snooker room, the accommodation continues to a guest cloakroom and a well-proportioned study, before opening into the beautifully appointed kitchen and breakfast room. Designed for both everyday family life and entertaining, the kitchen features bespoke oak cabinetry, granite work surfaces, a central island and a secondary staircase providing access to the first floor. A generously sized laundry room further enhances the practicality of this space







Off the kitchen is a formal dining room which features a double height ceiling, and floor to ceiling glazing with doors opening directly onto the gardens to create a wonderful connection between the interior and surrounding grounds. Beyond the dining room, a further study and an additional cloakroom provide valuable flexibility making this wing of the house equally suited to home working, family living or entertaining.



The oak staircase rises to an impressive landing area, where the exceptional craftsmanship of the home continues. Flooded with natural light, this elegant space provides access to the bedroom accommodation, with the principal bedroom having a beautifully appointed en suite bathroom and plenty of storage. Four further bedrooms are served by two additional bathrooms providing flexibility accommodation for both family and guests, whilst a generous walk-in linen cupboard and dedicated dressing room ensure the first floor is as practical as it is beautiful.





THE COACH HOUSE

The Coach House provides an exceptional addition to the main house offering beautifully appointed ancillary accommodation accessed through the courtyard.

Comprising a comfortable living area, first floor bedroom and shower room. It is perfectly suited for visiting family and friends, or independent living.







GARDENS & GROUNDS

Approached along a sweeping driveway, The Homestead is set within beautifully established gardens that provide an exceptional sense of privacy and tranquillity. The gardens have been thoughtfully landscaped with manicured lawn, mature trees, specimen shrubs and colourful planting.

To the rear, the gardens have been designed to offer a variety of distinct spaces including seating areas to sit and relax, areas for family play, useful garden storage and an abundance of mature planting that provides both beauty and seclusion.

A delightful stone terrace accessed from the dining room, offers the perfect setting for al fresco dining and entertaining while enjoying views of the immaculate gardens.





LOCATION

The Homestead enjoys an enviable position on the prestigious Woodbourne Road, ideally situated between the sought after suburbs of Harborne and Edgbaston. Harborne's vibrant High Street offers an excellent selection of independent cafes, restaurants, boutiques and everyday amenities, creating a welcoming village atmosphere just moments away.

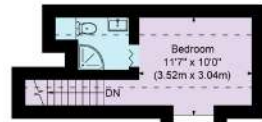
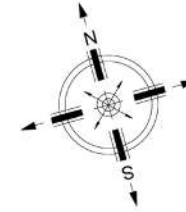
The area is renowned for its outstanding educational provision with an excellent choice of highly regarded state and independent schools nearby. Birmingham city centre, the University of Birmingham and Queen Elizabeth Hospital are all within easy reach, while excellent transport links and nearby parks complete the appeal of this exceptional location.



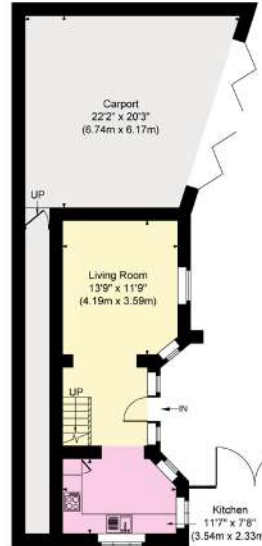




The Homestead, Harborne
Approximate Gross Internal Area
Main House = 473 sq.m/5093 sq.ft
Annexe = 96 sq.m/1033 sq.ft
Total = 569 sq.m/6126 sq.ft



Annexe First Floor



Annexe Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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We would be delighted
to tell you more.

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Your partners in property

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