

Springbrook House,
Malthouse Lane, Earlswood

EB&P



A striking and substantial Georgian farmhouse, beautifully positioned on the edge of the tranquil village of Earlswood.



- Stunning, substantial Georgian Farmhouse
- Set within a generous plot of just over 0.7 acres with electric gated driveway
- Six bedrooms, two with en suite facilities plus family shower room
- Three reception rooms plus an impressive extended kitchen with gable- ended dining area
- Home cinema and gym with power
- Two-car car port with studio/ office above
- Single garage and extensive driveway parking
- Beautiful wrap-around, mature gardens
- Peaceful village location with far-reaching countryside views
- Within walking distance of The Lakes train station with direct travel to Birmingham Moor Street and Snow Hill





A striking and substantial Georgian farmhouse, beautifully positioned on the edge of the tranquil village of Earlswood, just a few minutes from Earlswood Lakes and under 7 miles from Solihull town centre.

Set behind electric gates and at the end of a long gravel driveway, Springbrook House is an exceptional six-bedroom detached Georgian farmhouse occupying a plot of just over 0.7 acres. Offering over 4,250 sq ft of internal accommodation, along with a further 1,050 sq ft of outbuildings, this impressive and characterful home combines generous living space with elegant period charm as well as modern comforts.

The property is wonderfully light and airy throughout, showcasing a wealth of traditional features alongside a spectacular extended kitchen with a striking gable-ended dining area overlooking the gardens.

Upon entering, a welcoming reception hallway provides an elegant introduction to the home and leads through to the open-plan kitchen, dining and sitting area, as well as the additional reception rooms.

TYPE
Detached

BEDROOMS
5

BATHROOMS
3

SIZE
493m²

TENURE
Freehold







Beautifully appointed, the kitchen offers ample cabinetry, an oil-fired AGA, a central breakfast island, double oven and a range of integrated appliances. The impressive gable-ended dining area creates a stunning entertaining space, with views across the mature walled garden and the added comfort of underfloor heating. A cosy sitting area with a log burner completes this sociable living space.

To the rear of the property is a generous utility/laundry room housing the boiler and providing plumbing for laundry appliances.



To the opposite side of the hallway are three further reception rooms, including a formal living room with log burner, an elegant sitting room with French doors opening onto a beautiful patio terrace, and a separate home office. Each room enjoys delightful views across the surrounding countryside.

A short staircase from the main hallway leads down to a fully damp-proofed cinema room, complete with an air filtration system and pump. This superb private entertainment space provides the perfect setting for family movie nights or a dedicated retreat for teenagers.

Stairs rise from the reception hall to the first-floor landing, which provides access to six bedrooms. The principal suite is particularly impressive, featuring a spacious bedroom with a private balcony enjoying stunning countryside views, a large en-suite bathroom with separate shower, walk-in dressing room and a comfortable snug/sitting area.



Five further bedrooms offer excellent built-in storage. Bedroom two is positioned slightly apart, accessed via a short flight of additional stairs and benefiting from its own bathroom, creating an ideal guest suite with privacy and tranquillity.

Outside

The extensive gardens wrap around the property and are mainly laid to lawn, complemented by a variety of fruit trees and a well-established vegetable garden. A charming pergola provides a delightful shaded area, perfect for al fresco dining and outdoor entertaining.

A spacious two-car carport features an electric three-phase fast charger and well-appointed toilet, while the studio above offers superb versatility as a work-from-home office, creative studio or potential additional accommodation.

The stable block has been thoughtfully converted into a gym, complete with power, and sits adjacent to the single garage, further enhancing the excellent range of outbuildings.





Location

Earlswood is located approximately six miles southeast of Birmingham City centre and is known for its picturesque landscapes and natural beauty. The area features a number of green spaces and parks, including Earlswood Lakes, which are popular amongst anglers and walkers. The village itself is small and quiet with a local pub, post office and convenience store. The area is well connected to local train lines with the local station providing frequent services to destinations including Birmingham, Stratford Upon Avon and Leamington Spa.

The nearby M42 motorway also provides easy access to the cities of Birmingham and Coventry as well as other motorway networks.



General Information

Tenure: Freehold

Services: Mains central heating, mains gas, electricity and water, oil-fired AGA.

Notes: 95% window replacement in 2025.

EPC Rating: C

Local Authority: Stratford Upon Avon Council
Council Tax Band G

Postcode: B94 5DX

Agents' Note

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales details are approximate. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of

purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer.

Anti Money Laundering (AML)

We have a duty to know who our client is, including checking your identity and residence, original, or certified original, documents; and we carry out AML (Anti-money laundering) checks in a number of ways. We will ask you to provide documents to confirm your ID and proof of residence. We will also carry out electronic AML searches for every person who is our buyer and client. In some cases, we are also obliged to carry out further checks. We will let you know if we need to carry out further checks or require further information. We expect to receive your documents to satisfy the AML checks within 7 working days from the request. EB&P will charge £24 Incl. VAT per person for us to carry out the above checks.



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



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