



Peartree Cottage

119 Lodge Road | Knowle | Solihull | West Midlands | B93 0HG

 FINE & COUNTRY

# PEARTREE COTTAGE

*A beautifully refurbished detached period cottage hidden in the heart of Knowle Village, offering exceptional privacy, stunning mature gardens, luxurious interiors, versatile outbuildings, and outstanding potential behind electric wrought iron gates.*



Nestled discreetly within the heart of Knowle Village, Peartree Cottage is a truly remarkable detached residence that perfectly balances village convenience with complete privacy and seclusion. Positioned literally just a stone's throw from Knowle High Street, this exceptional home remains entirely hidden from view, creating a rare sense of tranquillity in one of the area's most desirable locations.

Approached via beautiful ornate black wrought iron electric gates with an integrated security and entry system, a long sweeping driveway guides you through the grounds before the property gradually reveals itself alongside its magnificent namesake — a stunning pear tree believed to be over 100 years old. Encircling the tree is an original oak tree seat, creating a charming focal point to the front gardens, which are further enhanced by neatly planted beds featuring olive and palm trees alongside colourful flowering shrubs. A delightful hexagonal greenhouse adds yet another feature for keen gardeners to enjoy.

Having undergone a comprehensive refurbishment and modernisation to an exceptional standard, Peartree Cottage seamlessly combines period character with elegant contemporary finishes. An attractive oak-framed storm porch opens into a welcoming reception hall, where an open fireplace immediately establishes the warmth and charm that flows throughout the home. The entrance hallway sets the tone for the quality and craftsmanship found within and provides access to the extensive and versatile ground floor accommodation.

Designed perfectly for modern family living, the ground floor offers an excellent selection of reception spaces. The spacious principal living room provides a relaxing and elegant setting, complemented by an adjoining playroom or study ideal for home working or family use. A formal dining room creates a superb environment for entertaining, while a cosy snug offers additional flexibility as a reading room, study, or informal sitting area.

At the heart of the home lies the beautifully renovated breakfast kitchen, thoughtfully designed with both style and practicality in mind. Fitted with elegant cream shaker-style cabinetry, the kitchen features an extensive range of floor and wall-mounted units complemented by striking quartz worktops, deep quartz splashbacks, and sophisticated gold fittings, including matching taps, sockets, and door furniture. A comprehensive range of integrated appliances includes a Classic 110 six-burner range cooker with extractor hood, Neff microwave grill, coffee machine, oven, warming drawer, integrated AEG dishwasher, fridge, freezer, and concealed undercounter bin storage. A newly installed large Vaillant boiler is neatly housed within the cabinetry. French doors open directly onto the rear terrace, creating a seamless connection between indoor and outdoor living and making the kitchen ideal for summer entertaining.







# Seller Insight

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*From the moment we first arrived at Pear Tree Cottage, we felt an immediate sense of calm and potential. Tucked away in a beautifully set-back position on Lodge Road, the property offers a rare combination of privacy, space, and charm—something that is increasingly hard to find. We knew it was somewhere we could truly create a special home, and over time, that vision has been fully realised.*

*We have undertaken a complete and thoughtful renovation throughout, reimagining every aspect of the property to a high standard. From new flooring and lighting in every room to a full redecoration, each detail has been carefully chosen to enhance both comfort and style while preserving the character that first drew us in.*

*The kitchen has been beautifully redesigned as a refined and highly functional space, featuring elegant quartz worktops, top-of-the-range Neff appliances, and a boiling water tap. A particular favourite of ours is the Neff bean-to-cup coffee machine, perfect for enjoying fresh coffee each morning. Patio doors open directly onto the courtyard garden, something we have found incredibly useful when hosting and entertaining, allowing for a seamless flow between indoor and outdoor living.*

*The sense of quality continues throughout, with all bathrooms fully refitted and finished to a luxurious standard, and bedrooms enhanced with elegantly designed fitted furniture from Laura Ashley and Urbano, creating calm and sophisticated spaces to unwind. The staircase, finished with a bespoke runner and crowned by a striking chandelier, adds a touch of understated grandeur.*

*Beyond the main house, we've created spaces that truly elevate the lifestyle on offer. The former double garage has been transformed into a versatile entertainment hub, complete with a second kitchen and a gym room—perfect for hosting, relaxing, or maintaining an active lifestyle. The garden summer house has also been thoughtfully converted into an art deco-inspired tea room, offering a peaceful and characterful retreat.*

*The outdoor space has been just as important to us. The garden has been enhanced to provide a beautiful yet practical setting, ideal for everything from quiet mornings with a coffee to lively summer BBQs with family and friends. The greenhouse remains a charming feature of the garden, adding both practicality and character. It has been especially wonderful watching our children play freely outside, enjoying water games in the warmer months, all within the safety and security of a fully gated environment. The addition of elegant gates and carefully designed outdoor lighting enhances both the sense of privacy and the evening ambience.*

*Inside, natural light moves gracefully through the home across the day, creating a bright and uplifting atmosphere that softens beautifully into the evening. There are spaces for gathering and entertaining, as well as quieter corners to retreat to, giving the home a wonderful sense of balance.*

*Some of our most treasured memories here have been during celebrations. Christmas, in particular, has always felt magical at Pear Tree Cottage, while summer days have been filled with laughter, outdoor dining, and relaxed afternoons with family and friends.*

*The location has also played a big part in our enjoyment of the home. With the high street and well-regarded schools within walking distance, we've loved being able to take daily strolls—whether it was school runs, picking up a coffee, or simply enjoying the surroundings. The neighbourhood itself has a strong sense of community, the area offers excellent convenience and connectivity.*

*Practicality has also been key to our experience. The property offers ample parking for over 10 vehicles, ideal for both everyday living and entertaining, and the addition of an EV charger ensures the home is ready for modern lifestyles. We have also installed a new boiler, still under warranty until 2027, which has made the home more energy efficient and economical to run.*

*What we will miss most is the feeling this home gives you. It's not just the finish or the space—it's the lifestyle. It has been a place where our children have enjoyed growing up in a safe and happy environment, where friends and family have come together, and where everyday moments have felt just that little bit more special.*

*Pear Tree Cottage is a home that effortlessly combines character, luxury, and warmth. It has been a truly special place for us, and we hope its next owners will create just as many unforgettable memories here.”\**

\* 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.





### First Floor

The first floor continues to impress with three generously proportioned double bedrooms, each benefitting from fitted wardrobes and an abundance of natural light. The luxurious family bathroom has been beautifully refurbished to provide a serene and elegant retreat.













## Grounds

The grounds surrounding Peartree Cottage are truly exceptional and create much of the property's unique appeal. The gardens are arranged into two principal areas, with expansive lawns providing ample space for children to play, surrounded by beautifully mature shrubbery and towering evergreen trees that create a wonderfully private backdrop. A charming woodland walk winds through the gardens towards a secluded summerhouse and continues around the perimeter of the grounds, where there is also a substantial storage shed.

To the rear of the property, double doors from the kitchen lead onto a generous raised enclosed terrace – an exceptionally private entertaining space bordered by mature planting, including roses, ivy, yew trees, and laurel hedging. With ample space for outdoor dining, lounging, or additional features such as a pergola, hot tub, or summerhouse, this beautifully secluded terrace offers the perfect setting for entertaining family and friends throughout the warmer months. There is also convenient access around the entire property, all while maintaining complete privacy, together with a practical gardener's WC.

Discreetly screened behind a tall copper and green beech hedge sits the substantial detached garage building, which has been thoughtfully converted into a highly versatile space incorporating a gym, second kitchen, workshop, and garden room facilities. The kitchen area includes hot water, a Rangemaster oven supplied by Calor gas, a range of fitted units, and durable laminate-style flooring. The building also benefits from double glazed windows running along the side elevation, large double garage doors to the front, and additional rear access.

This impressive, detached outbuilding offers outstanding versatility and exciting future potential. Subject to the necessary planning permissions, there is scope for further extension, redevelopment, or the creation of a separate annexe or additional dwelling within the existing footprint. Importantly, the property also benefits from an additional side driveway and independent access point, which could readily serve a future annex or separate accommodation if desired.

Peartree Cottage represents a rare opportunity to acquire a beautifully restored and thoughtfully modernised period home in a highly sought-after village setting. Combining luxurious contemporary living with exceptional privacy, mature landscaped grounds, and remarkable future potential, this hidden gem offers an extraordinary lifestyle opportunity in the very heart of Knowle.









# KNOWLE

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Nestled on the edge of rolling countryside, Knowle is a highly desirable and picturesque village that effortlessly blends traditional charm with modern convenience. Renowned for its historic character and period architecture, including beautiful half-timbered buildings and a centuries-old Parish Church, Knowle offers an idyllic setting for family life while remaining exceptionally well connected. The village boasts a vibrant high street, home to an array of independent boutiques, quality restaurants, coffee shops, and everyday amenities, all within a welcoming and community-focused atmosphere. Families are particularly drawn to the area for its outstanding educational facilities, including the highly regarded Arden Academy—consistently ranked among the top-performing state schools in the UK—as well as an excellent junior and infant school. For leisure and recreation, residents enjoy proximity to a range of sporting clubs and wellness facilities. These include the prestigious Copt Heath Golf Club, the well-established Old Silhillians Rugby Club, and several exclusive private gyms and fitness centres in the surrounding area. Knowle is adjacent to the neighbouring village of Dorridge, which offers further local amenities and the convenience of a mainline train station with regular services to both Birmingham and London. Just a short drive away lies the bustling town of Solihull, known for its superb mix of state and independent schools, as well as the popular Touchwood Shopping Centre, which features John Lewis, a multi-screen cinema, stylish bars, and high-end retailers. Commuters benefit from excellent transport connections, with swift access to the M42 and M40 motorways, linking effortlessly to the M1, M6, and M5, offering smooth travel to Birmingham, Coventry, and London. In addition, Birmingham International Airport, Resorts World, the NEC, and Birmingham International Train Station are all within easy reach, making Knowle an ideal base for both national and international travel. Combining village charm, top-tier schooling, and exceptional connectivity, Knowle continues to be one of the West Midlands' most sought-after luxury residential destinations.





Tenure: Freehold | Council Tax Band: F | EPC Rated: TBC

Property Type : Detached  
Local Authority: Solihull  
Property Construction: Brick & Tile  
Electricity Supply: Mains  
Water Supply: Mains  
Gas: Mains & Separate Calor Gas supplied to the Garage  
Drainage: Mains  
Parking: Private gated driveway with ample parking  
Broadband: FTTP ultrafast full fibre broadband connection available – we advise you to check with your provider.  
Mobile Signal/Coverage: 5G mobile signal is available in the area – we advise you to check with your provider.  
Alarmed and CCTV  
Total Internal Floor: 1873 Sq ft

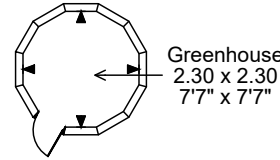
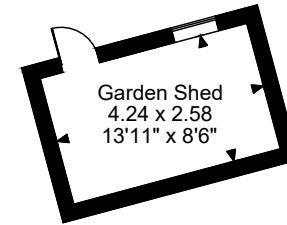
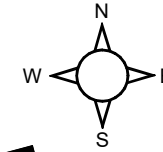
Viewing strictly by appointment, please contact Fine & Country - Solihull, Knowle and Dorridge



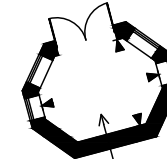
**Pear Tree Cottage, Lodge Road, Knowle, Solihull, West Midlands**

**Approximate Gross Internal Area**  
**Main House = 1728 Sq Ft/161 Sq M**  
**Workshop = 310 Sq Ft/29 Sq M**  
**Outbuildings = 223 Sq Ft/21 Sq M**  
**Total = 2261 Sq Ft/211 Sq M**

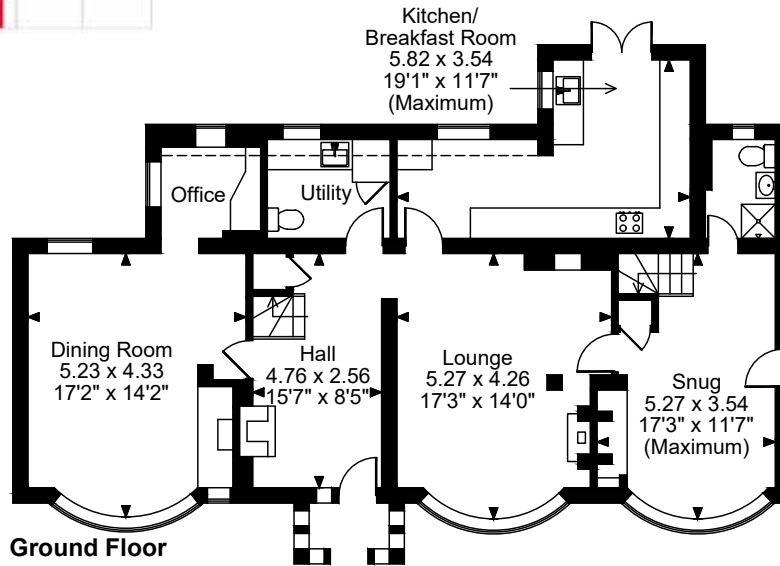
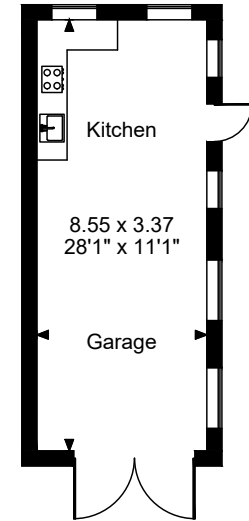
Score	Energy rating	Current	Potential
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81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



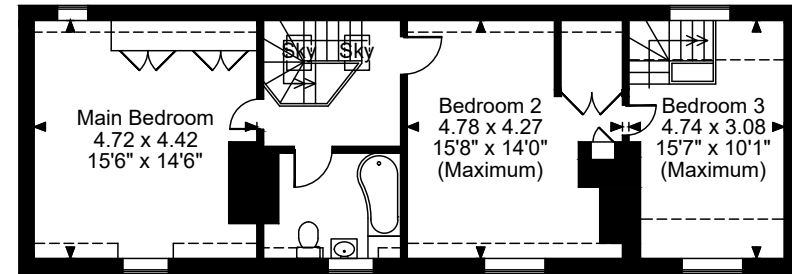
Greenhouse  
2.30 x 2.30  
7'7" x 7'7"



Summer House  
2.40 x 1.76  
7'10" x 5'9"  
(Maximum)



**Ground Floor**



**First 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





# FINE & COUNTRY

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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

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