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WALNUT TREE
COTTAGE

Solihull



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Solihull

An exceptional residence
of immense character and
quality, perfectly combining
heritage charm with
contemporary family living



- Principal bedroom with balcony access and luxurious en suite bathroom with bath and walk-in rain head shower
- Three further bedrooms, including a generous dual-aspect second bedroom with ensuite
- Welcoming reception hall with woodburning stove and bespoke understairs wine cabinet
- Elegant lounge with magnificent inglenook fireplace and fitted storage
- Formal dining room with feature open fire
- Front-facing study with parquet wood flooring
- Bespoke kitchen with large in-frame island and deep bevelled granite worktops
- Extended orangery/family living area forming a superb open-plan kitchen/day room
- Separate utility room; garage with rear converted office, ideal for home working or additional storage
- In and out driveway; ideal for access to Solihull town centre, Widney Manor train Station and Tudor Grange Academy



GENERAL INFORMATION

- **TYPE:** Detached
- **BEDROOMS:** 4
- **BATHROOMS:** 3
- **SIZE:** 253.7m²
- **TENURE:** Freehold
- **POSTCODE:** B91 3JZ
- **EPC:** Rating D
- **LOCAL AUTHORITY:** Solihull Metropolitan Council
- **TAX BAND:** F
- **BROADBAND:** Fibre
- **SERVICES:** Mains Services Connected | Heating system installed in 2018 | External electrical sockets and lighting to the garden | Demisting mirrors on all bathroom cabinets | EV car charger
- **NB:** Windows throughout the property have been replaced C. 2012 and 2021





Walnut Tree Cottage is a distinguished and exceptionally well-presented residence of immense charm and character, thoughtfully extended in the 18th and 20th centuries to create a substantial and beautifully balanced family home extending to approximately 2,731 sq. ft., including the garage and office. Combining rich heritage with refined contemporary finishes, this delightful cottage enjoys a sought-after southerly aspect and an enviable position on Widney Lane - believed to date back to C.1590.

An inviting reception hall sets the tone for the property, immediately conveying warmth and character, complete with a woodburning stove and a cleverly designed understairs wine cabinet, plus a built in cloaks cupboard.

The sense of craftsmanship and quality continues throughout, and Karndean flooring continues from the hallway into the kitchen, orangery, utility and hallway.

To the front elevation, the study has a parquet wood floor and is an ideal home working environment.

The principal lounge is a superbly proportioned reception room, centred around a magnificent inglenook fireplace with a woodburner, flanked by bespoke built-in storage to either side—an exquisite focal point blending period charm with practical design.

The formal dining room is equally impressive, featuring an open fire and offering an atmospheric setting for entertaining. There are French doors from the dining room leading onto the side patio.

The heart of the home lies within the beautifully appointed kitchen, fitted with a bespoke kitchen complemented by a large central in-frame island and deep bevelled granite worktops.

The kitchen is comprehensively equipped with high specification integrated appliances including two dishwashers (1 x Siemens and 1 x Smeg), a Siemens combination microwave oven and grill, Siemens coffee machine and warming drawer, a Villeroy & Boch double Belfast sink with a Perrin & Rowe traditional mixer tap and waste disposal unit; a built-in wine cooler and space for an American-style fridge freezer. There is also an integrated larder fridge in the peninsula unit (ideal for drinks).

The kitchen opens seamlessly into an extended orangery/family area (within the 19'11" x 12'11" living/dining space), which was added in 2021, and has a large roof lantern and bi-folding doors onto the patio, creating a light-filled everyday living and entertaining space with views over the garden. This area enjoys wet underfloor heating. A separate utility room provides space for a washer and dryer, ensuring practicality is discreetly catered for.



On the first floor are four well-proportioned bedrooms and the well-appointed family bathroom, with a shower and bath (and demisting mirror). The principal bedroom is a beautifully appointed retreat with access to a private balcony overlooking the garden. The impressive en suite bathroom features both a separate bath and a standalone walk-in shower with rain head fitting, creating a luxurious spa-like environment.

Bedroom Two is a generous dual-aspect double room, filled with natural light and enjoys an ensuite shower room. Bedrooms Three and Four offer excellent flexibility for family, guests or further home working.

Outside & Ancillary Accommodation

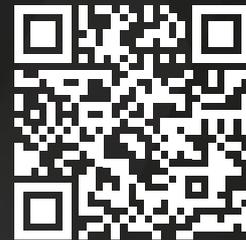
The property enjoys a southerly aspect to the rear, enhancing the quality of light throughout the day and providing an excellent setting for outdoor enjoyment.

There is a vast patio to the rear and side.

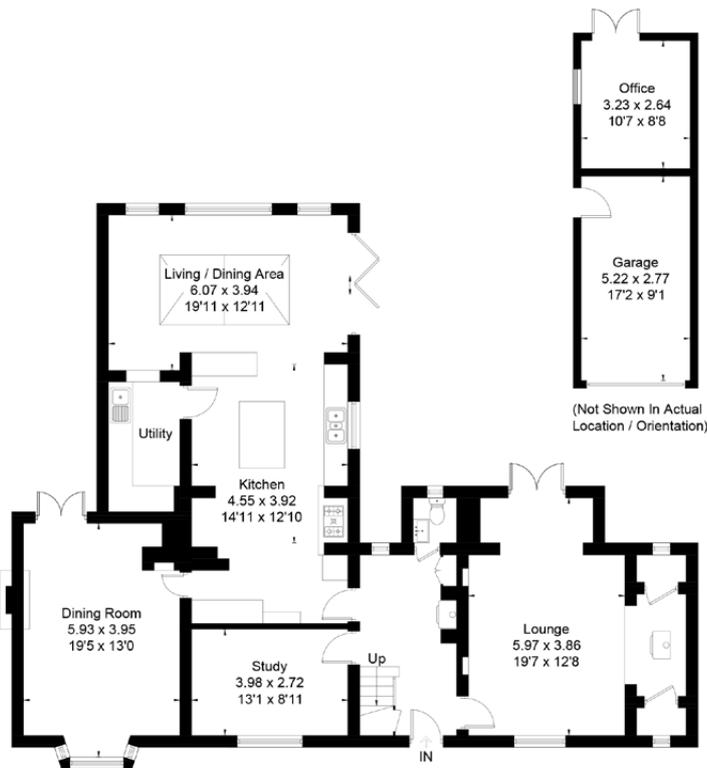
The garage is complemented by a converted office to the rear (10'7" x 8'8"), accessed from the garden, offering an ideal home office, studio or substantial store—perfectly suited to modern lifestyle requirements.



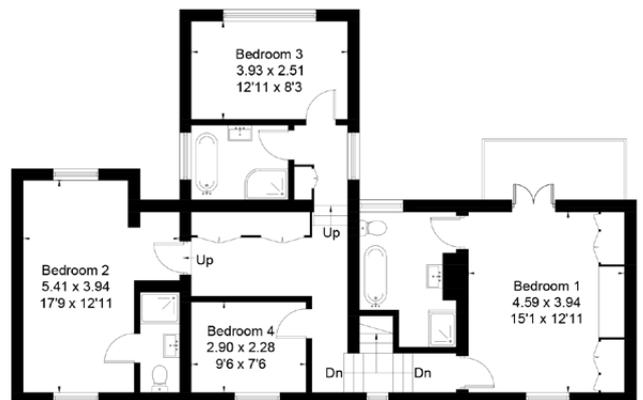
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



SCAN TO VIEW LOCATION MAP



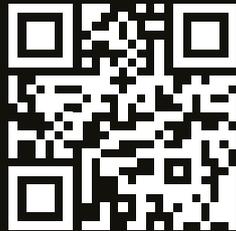
GROUND FLOOR



FIRST FLOOR

Approximate Floor Area = 230.5 sq m / 2481 sq ft
 Garage / Office = 23.2 sq m / 250 sq ft
 Total = 253.7 sq m / 2731 sq ft

All measurements are approximate and should be used for illustrative purposes.



**SCAN OR CLICK HERE TO VIEW
OUR PROPERTY PORTFOLIO**

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. Images used within these details are under copyright to EB&P and under no circumstances are to be reproduced by a third party without prior permission.

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