



The Old Vicarage

10 Cofton Church Lane | Barnt Green | Worcestershire | B45 8PT

Grove.

FIND YOUR HOME



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...quintessential English charm & character

Imagine stepping into your own piece of local Victorian history, a beautiful and versatile family home that boasts period charm, with rooms that have been meticulously updated for modern family life. Perfect for the discerning family who appreciate both heritage and contemporary style.

Step inside to discover a symphony of space, where grand proportions meet modern conveniences. Explore six beautifully appointed bedrooms, each its own haven. Unwind in living areas bathed in natural light. This beautiful home is waiting for your family to write its next chapter.

...a perfect family home



The Old Vicarage at a glance...

- A beautifully & thoughtfully renovated 6-8 bedroom family home dating back to 1882.
- Around 4 acres of landscaped gardens & paddocks
- Separate 2 bedroom renovated cottage
- Outstanding primary & secondary schools nearby
- Close to excellent commuter links to the rest of the UK



...the charm and character of the spacious light-filled rooms with period features that echo back to this stunning home's Victorian origins. Its tastefully thought-out accommodation and grounds provide something for the whole family.





grand entrances & formal surroundings

As grand entrances go, there aren't many grander than the **entrance hall** of The Old Vicarage (*below left*). You are immediately welcomed by a light and airy space that sets the scene for elegance to come.

The hall doubles as a reception lobby, with its own **seating area** (*below middle-left*), stunning marble fireplace and a **bar** (*below middle-right*) for entertaining family and friends.

On the right of the inner vestibule lies the snug room for cosy evenings in.

At the rear of the hall lies the **formal sitting room** (*opposite left, right & below right*).

This sumptuous room is filled with natural light from large feature windows and a bay with French doors that open-out onto the sun terrace and grounds ~ ideal for al-fresco gatherings.

Two beautiful open fireplaces at either end of this elegant room provide focal points for the seating areas and comfort in the colder months.





the sun lounge & dining area

At the rear of the reception lobby, through a small inner hallway with double doors, you'll find the **sun lounge & dining area**.

This refined open-plan space, is flooded with natural light from the walk-in bay window, floor-to-ceiling windows and French doors that provide views to the south-east over the grounds, and access to the sun terrace and gardens.

The large marble Regency fireplace provides a focal point for the spacious seating area, and there's space for at least eight settings in the formal dining area.

Underfloor heating, beautiful marble flooring & pillars, and detailed ceilings add unique features to this wonderful space.





the kitchen & breakfast room

It is often said that the **kitchen** is the beating heart of any family home and that is definitely the case at The Old Vicarage!

The walk-in bay window with French doors and adjacent window provide ample light to this beautiful kitchen and breakfast room that is equipped to the highest standards.

Set across two walls are tailor-made Rational German high-gloss floor-to-ceiling units, integrated with a comprehensive range of Miele appliances.

The window wall has a moulded Corian worktop with waterfall edge with two large 'Mixa' sinks, further integrated Miele appliances, including a coffee machine and there's more useful storage space.

The large Star Galaxy granite-topped island incorporates a five-ring induction hob and a separate five-ring gas hob and further storage space underneath.

Underfloor heating with marble floors complete the features of this incredible *'heart of the home'*.





family room & study complex

Doorways from the rear of the kitchen and a private inner hallway lead you to the **family room** (*opposite left & right*). The Holtkamp unit with surround speakers provide space for a large flat-screen TV, ideal for family entertainment.

When '*peace & quiet*' descends of this room, the marble fireplace provides a focal point. Dual-aspect windows and French doors to the side terrace fill this space with natural light. A marble-floored rear hallway, accessed from the reception lobby, has doors that open-out onto the **guest WC** (*below left*), **second kitchen/utility** (*below middle-left*), and a **study/home office**.

Beyond the study lies a useful **shower suite** (*below middle-right*) and a **library** (*below right*), beautifully fitted with solid-oak shelves. The French doors and apex ceiling with skylights fill this tranquil room with natural light.





principal bedroom suite

Ascend the switch-back staircase with its original, ornate leaded glass window to the **gallery landing** (*below left*) and directly opposite lies a small lobby that leads to the luxurious **principal bedroom suite**. The lobby also has its own private staircase from the ground floor.

The **large bedroom** has South-east facing French doors and windows that open on to a fabulous balcony, where stunning views of the garden and grounds. This is a wonderful space to enjoy the sunrise and breakfast coffee, away from the *'hustle & bustle'* of family life.

The **en-suite bathroom** is a sumptuous room that surrounds you with luxury. Porcelanosa tiles adorn the walls and floor, a raised air tub for the ultimate in relaxation and the multi-jet walk-in shower provide everything you would expect from a luxurious bathroom.

The large walk-in dressing room is fully fitted with floor-to-ceiling mirrored wardrobes, a beige-pink granite-topped vanity table and two granite topped islands with an Ottoman provide additional storage and dressing comfort.





bedrooms 2 & 3 and family bathroom

To the right of the main staircase lie **bedroom two** (*opposite left & below left*) and **bedroom three** (*right & below middle-right*).

Both of these king-sized double bedrooms look out on to the grounds at rear of the house through picture windows that provide ample natural light.

They have high-quality floor-to-ceiling wardrobes, a study desk, side tables and their own, private and well-equipped en-suites.

Directly opposite is the fully-tiled **family bathroom** (*below right*). There's a Gröhe shower over the bath, plenty of storage space and a large privacy window providing ample light.





bedroom 4 & 2nd floor accommodation

On the west corner of the gallery landing lies **bedroom four** (*opposite left, right & below left*), which enjoys similar fittings to bedrooms two & three.

A staircase nestled between the bathroom and principal suite leads you to the **second floor landing** (*below middle-left*) and double **bedrooms five** (*right*) and **six** (*below middle-right*). Excellent storage space is provided by mirrored sliding fitted wardrobes. The separate dressing vanity table, and a run of desk top are perfect for young adult, or a student.

Across the landing is the spacious **second family bathroom** (*below right*) which is impeccably equipped and provides convenience and privacy for the two bedrooms on this floor.





barn cottage, the gardens & paddocks

Barn Cottage (*right*) is a superb newly renovated, two bedroom, fully double-glazed annexe with an integral garage. It is beautifully appointed and sits opposite and to the left-hand side of The Old Vicarage. With private access from Cofton Church Lane and independent gates, the property has huge parking space and much rental potential. It is currently tenanted.

The Old Vicarage sits in approximately 4 acres of its own grounds, with beautiful far-reaching views. The grounds are mainly laid to lawn with seating areas and mature trees interspersed throughout the garden and paddocks beyond. The superb stone balustrade sun terrace next to the house offers a wonderful area for al fresco dining or enjoying the sunshine.



floorplans & epc

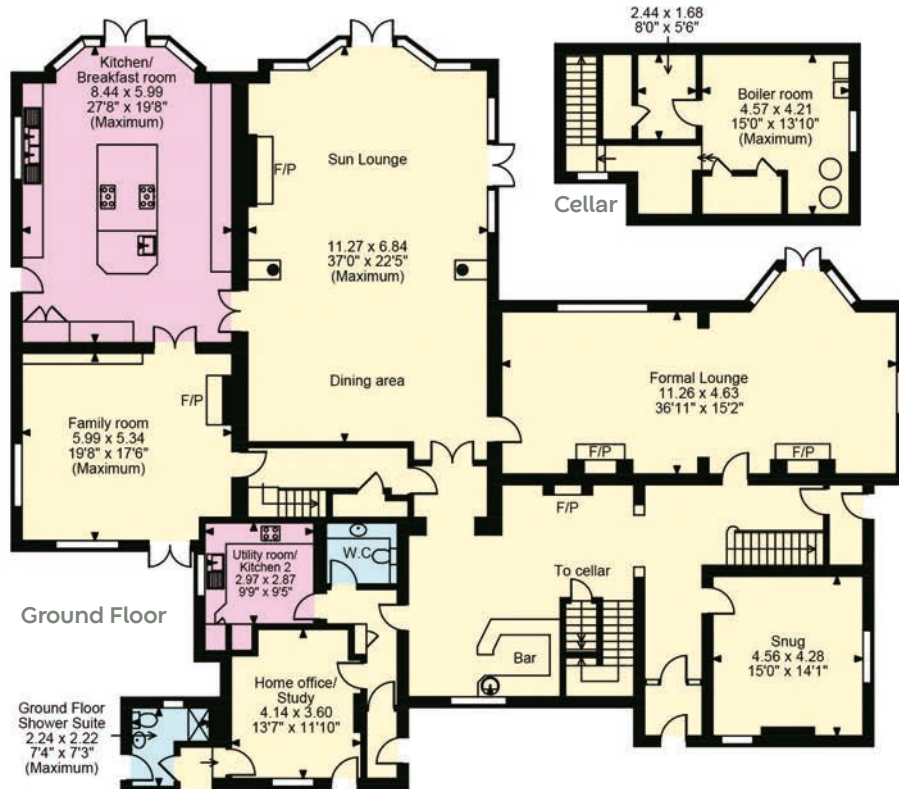
APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House: 678m² (7294sqft)

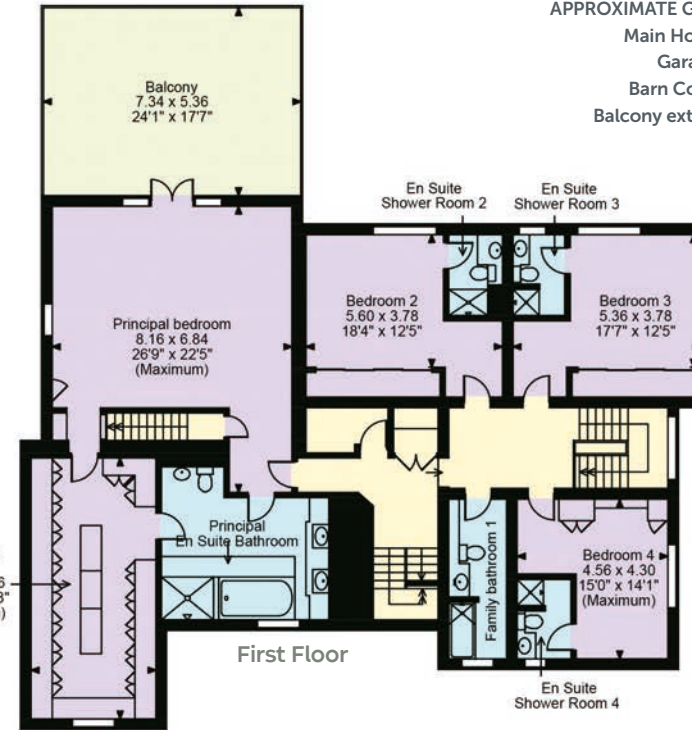
Garage: 12m² (127sqft)

Barn Cottage: 69m² (748sqft)

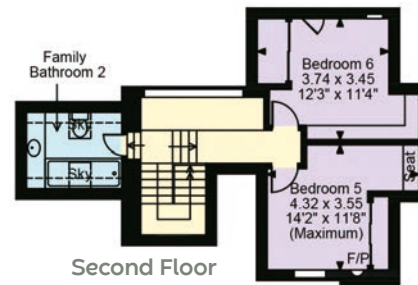
Balcony external area: 39m² (423sqft)



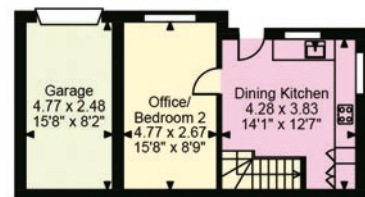
Ground Floor



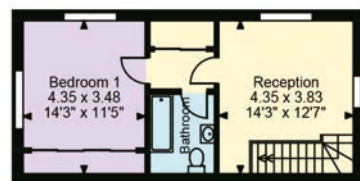
First Floor



Second Floor

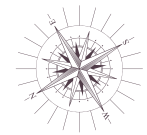


Barn Cottage Ground Floor



Barn Cottage First Floor

----- Denotes restricted head height



UTILITIES: Water, sewage and gas are connected to public services and there is no septic tank

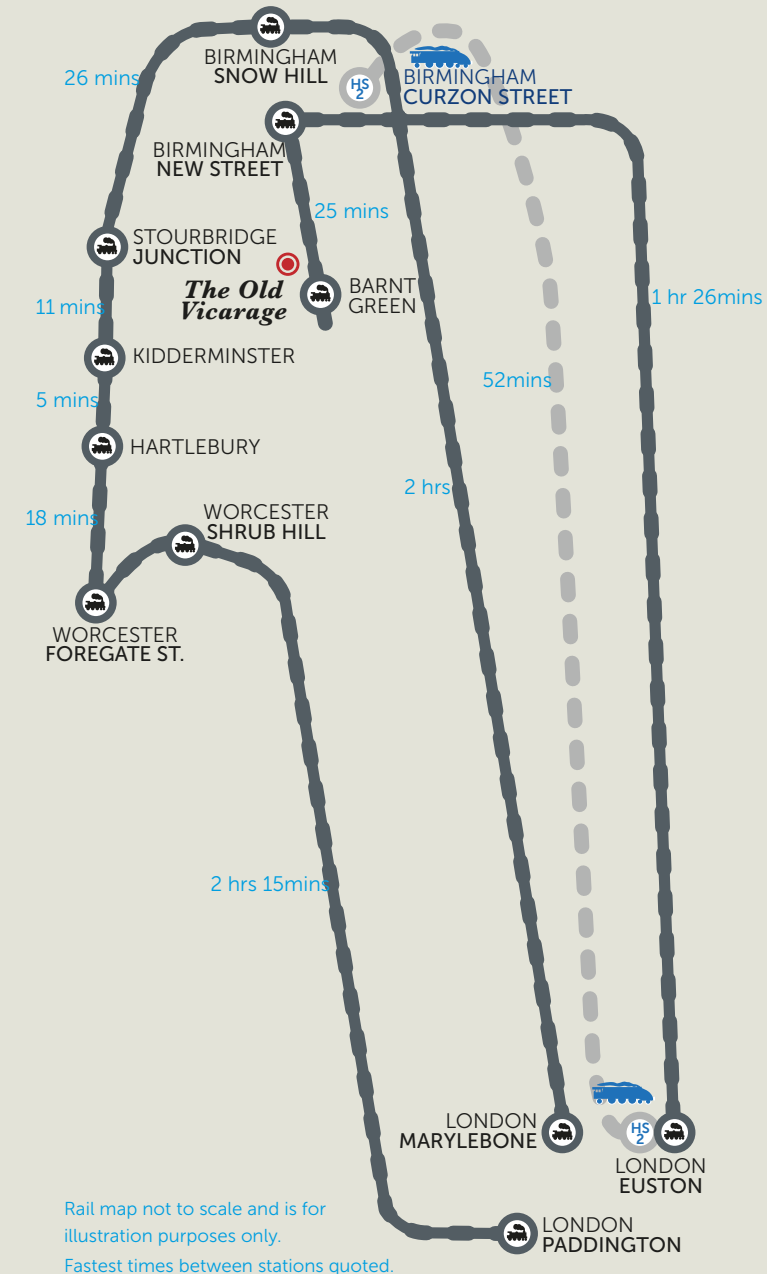
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

ENERGY EFFICIENCY RATING - The Old Vicarage				
Score	Energy Rating	Current	Potential	
92+	A			
81-91	B			
69-80	C			
55-68	D			
39-54	E			
21-38	F			
1-20	G			

ENERGY EFFICIENCY RATING - Barn Cottage				
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location

The Old Vicarage is located in the countryside between the highly desirable villages of Cofton Hackett and Barnt Green in Worcestershire. Outdoor pursuits surround the property with Lickey Hills Country Park and the Upper & Lower Bittell Reservoirs only a short walk away. For golf enthusiasts, the prestigious Blackwell Golf Club is only a 7 minute drive away. Barnt Green train station is less than a mile from the property, giving excellent commuter links into Birmingham New Street and beyond. London will only be 52 minutes away from Birmingham when HS2 is completed. M42 junction 2 is also within easy reach, giving access to the rest of the Midlands Motorway Network. The property lies within catchment of excellent schools at both primary and secondary levels, with the highly-rated Bromsgrove School less than 20 minutes away.





COUNCIL TAX BAND: G **TENURE:** References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.
UTILITIES: Water, sewage and gas are connected to public services and there is no septic tank.

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We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.. The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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