

# HOLLY HOUSE

BERKSWELL



Holly House, Spencers Lane, Berkswell, CV7 7BZ  
£1,895,000



[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)



## KEY FEATURES

- Queen Anne Period
- Grade 2 listed
- Extensively renovated
- 3 storey
- Reception hall
- Sitting room with open fireplace and inglenook
- Study
- Refitted, fully integrated, bespoke kitchen with underfloor heating and bifold doors
- Extended family room with underfloor heating, vaulted ceiling and bifold doors
- Lobby with underfloor heating
- Refitted guest cloakroom with underfloor heating
- Utility/boot room
- First & second floor split-level landings
- 5 double bedrooms
- Refitted en-suite bathroom
- Refitted en-suite shower room
- Refitted family shower room
- Gas fired central heating
- Partial double glazing
- Detached self contained 1 bedroom annexed cottage
- Detached double garage
- Substantial established landscaped gardens of approximately 1 acre
- Gated gravelled driveway parking for multiple vehicles
- 3,749 square feet including annexed cottage & double garage
- Freehold

## OVERVIEW

Holly House is a most handsome, extensively and expensively renovated, 3 storey, 5 double bedroom, Grade 2 Listed, Queen Anne Period, detached family residence, benefiting from a self contained, 1 bedroom annexed cottage, and being set within substantial, established, landscaped gardens of approximately 1 acre, in this delightful, sought after commuter village situated in the heart of the Warwickshire countryside.

A Grade 2 listed building is defined as a UK building or structure that is “of special interest, warranting every effort to preserve it”, which is exactly the task that the present owners, Nick & Caroline Varney, decided to take on when purchasing this most impressive property some 10 years ago. Since then, literally no expense has been spared in their amazingly sensitive, decade long, roof-down restoration of their beautiful home, which has seen them successfully blend tasteful, elegant, highly specified, contemporary, family living space, with the period, architectural elements that endorse the age, status, historical grading and vintage of the original building.

Berkswell, nestling in the Heart of England, is one of those pretty, quintessentially English villages oozing with the pleasant atmosphere of a by-gone era, with its leafy lanes, ancient church, historic timber-frame and stylish modern properties, a picturesque village green with quaint stocks, an attractive bow-fronted village shop, an Ofsted rated Outstanding C OF E (VA) primary school and the obligatorily excellent local pub. all within comfortable strolling distance of one another. Set within the Metropolitan Borough of Solihull, the county of West Midlands and historically, Warwickshire, Berkswell is in the east of the borough, on the boundary with Coventry, situated about 6 miles west of the city centre, and 9 miles east of central Solihull and enjoys excellent travel links, being within moments of the national motorway network, Birmingham International Railway Station and Birmingham airport, which makes it such an obvious place to live for those busy professionals working in the cut and thrust of the capital, but wanting a peaceful home life in a most convenient country village setting.

OVER 3,700  
SQUARE FEET



## “ CLASSIC COUNTRY FAMILY HOME

### TENURE

We have been advised that the property is FREEHOLD However, you should check this with your legal advisor before exchanging contracts.

### LOCAL AUTHORITY

Solihull Borough Council

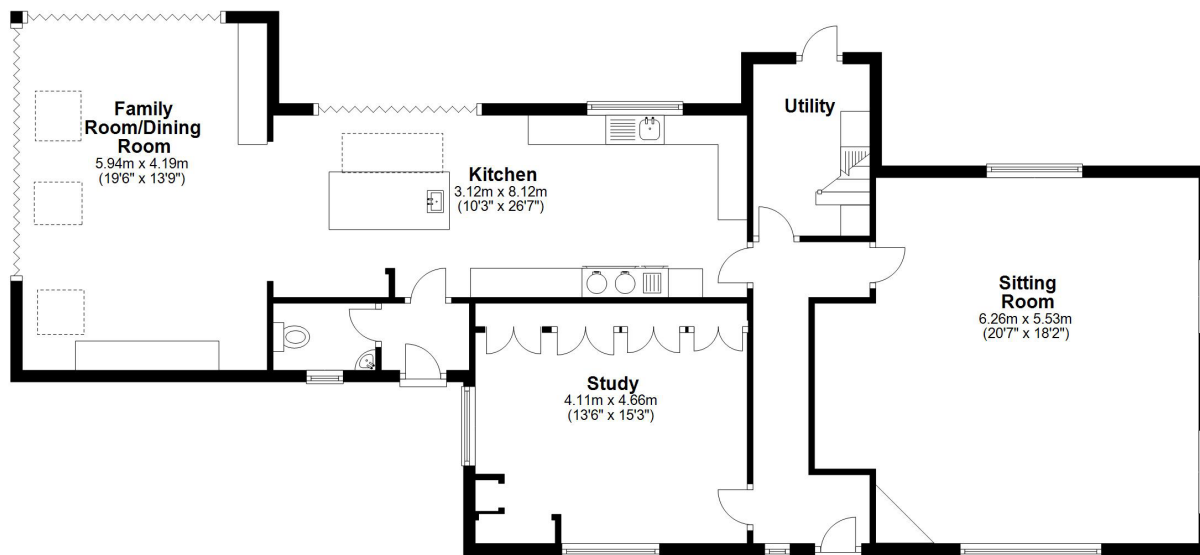
### VENDOR COMMENTS

We had admired Holly House over a number of years as we regularly drove past it. The Queen Anne building, with its beautiful symmetrical front elevation, was we thought reminiscent of every young child's drawing of a perfect house. It was a highly desirable property and we were really happy to secure it in 2010. After moving in however it quickly became apparent that there were many significant issues with the house some of them requiring urgent remediation. Over the ensuing years we embarked on a gruelling schedule of renovations throughout the property, working with the local conservation department. The project has required considerable resources ensuring now that future owners will inherit a property which has been completely restored and sustained in keeping with its Grade II listed status. This process has involved stripping the house back, both inside and out, restoring it and remodelling the space, paying close attention to its history and the integrity of its infrastructure as well as addressing its surface design to the highest specification. It has been a labour of considerable patience and love but we are proud to have created an environment that is both spacious and characterful combining modern amenities with the comfort of a classic country family home.

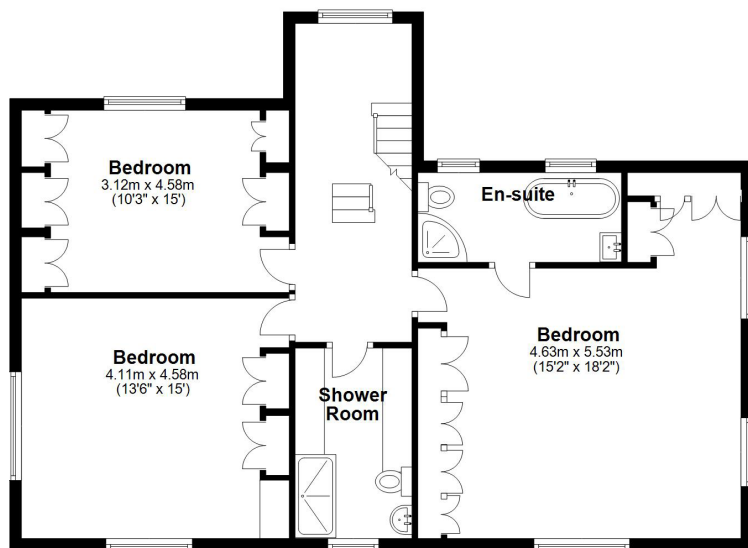
We also fully refurbished the annexe which provided the opportunity for one of our aged parents to live independently, but close by, for many years. We will be sad to leave Holly House having raised our children here, and its situation within Berkswell village and church parish has been a lovely and safe place for our children to grow up. It has been a lively and happy home and the venue for many memorable family events and parties in the private gardens. Our children have used all of the outstanding local school facilities and also Stratford Grammar, Warwick Schools and King Henry VIII, the latter 3 having transport pick-ups in Balsall Common village which were essential as we were working parents. Berkswell has been perfectly placed for commuting, with the local station being on the West Coast Mainline, making the commute to London Euston about 80 minutes, the motorway network within easy access and Birmingham airport being 15 minutes away. Now the children have all grown up and moved on to their independent lives the time is right for us to downsize and hand over the safekeeping of the house to new custodians who can enjoy its beauty and privacy.

# FLOOR PLAN

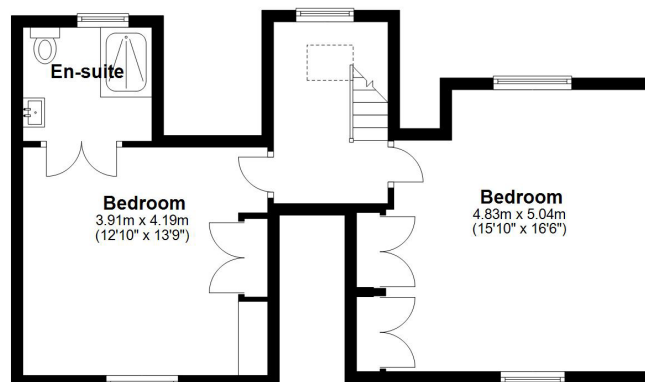
**Ground Floor**  
Approx. 127.0 sq. metres (1366.6 sq. feet)



**First Floor**  
Approx. 87.2 sq. metres (938.9 sq. feet)



**Second Floor**  
Approx. 49.4 sq. metres (531.8 sq. feet)

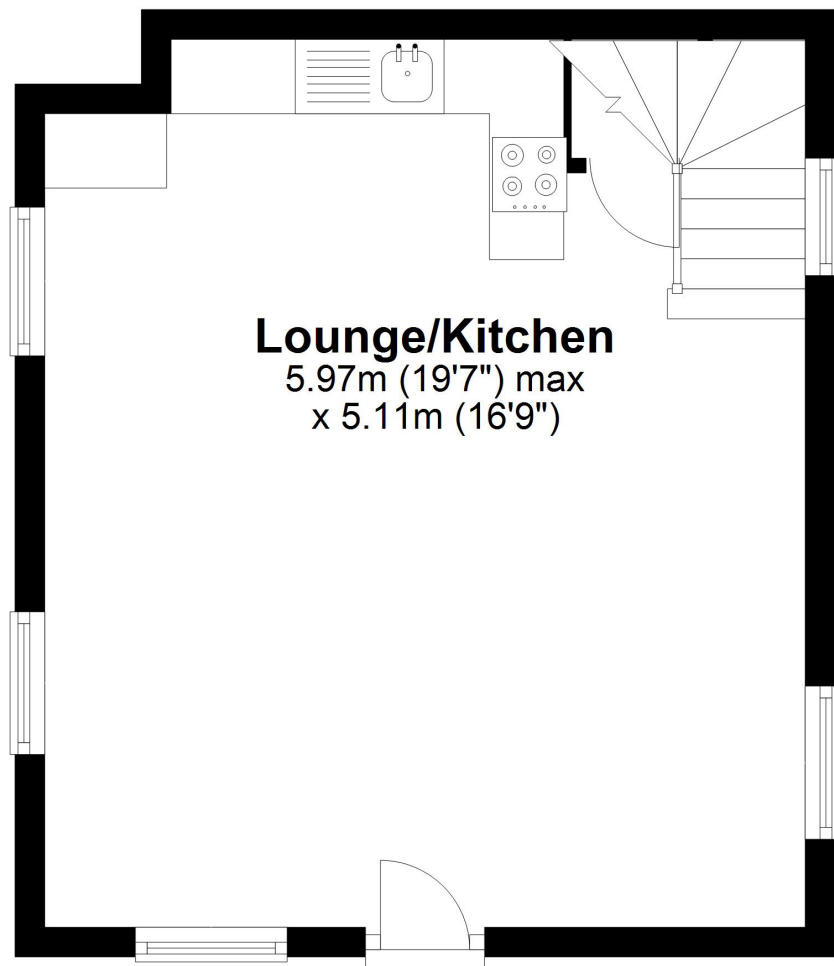


Total area: approx. 263.6 sq. metres (2837.3 sq. feet)

## FLOOR PLAN

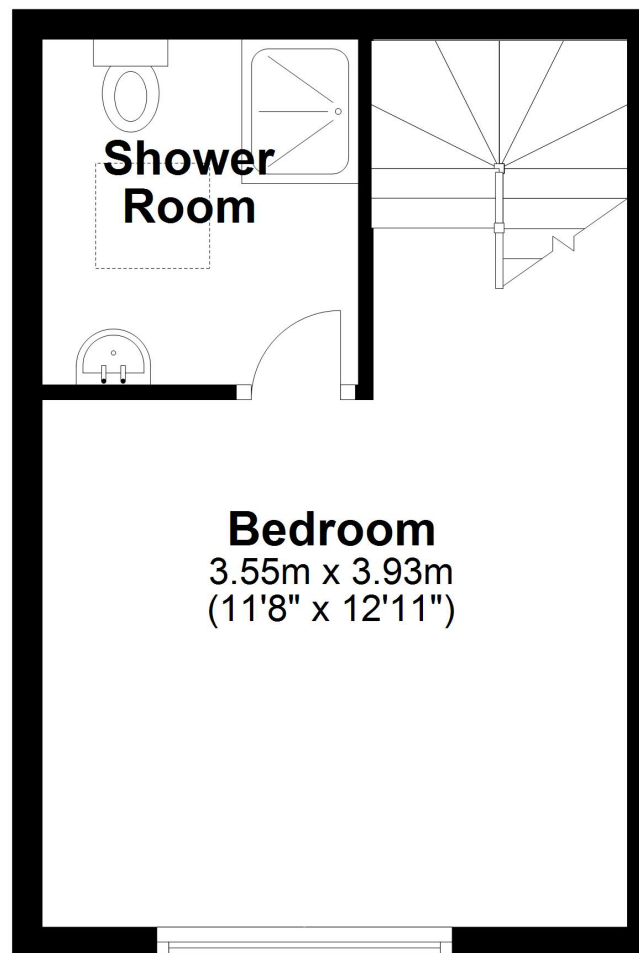
### Ground Floor

Approx. 30.1 sq. metres (324.0 sq. feet)



### First Floor

Approx. 23.5 sq. metres (252.8 sq. feet)

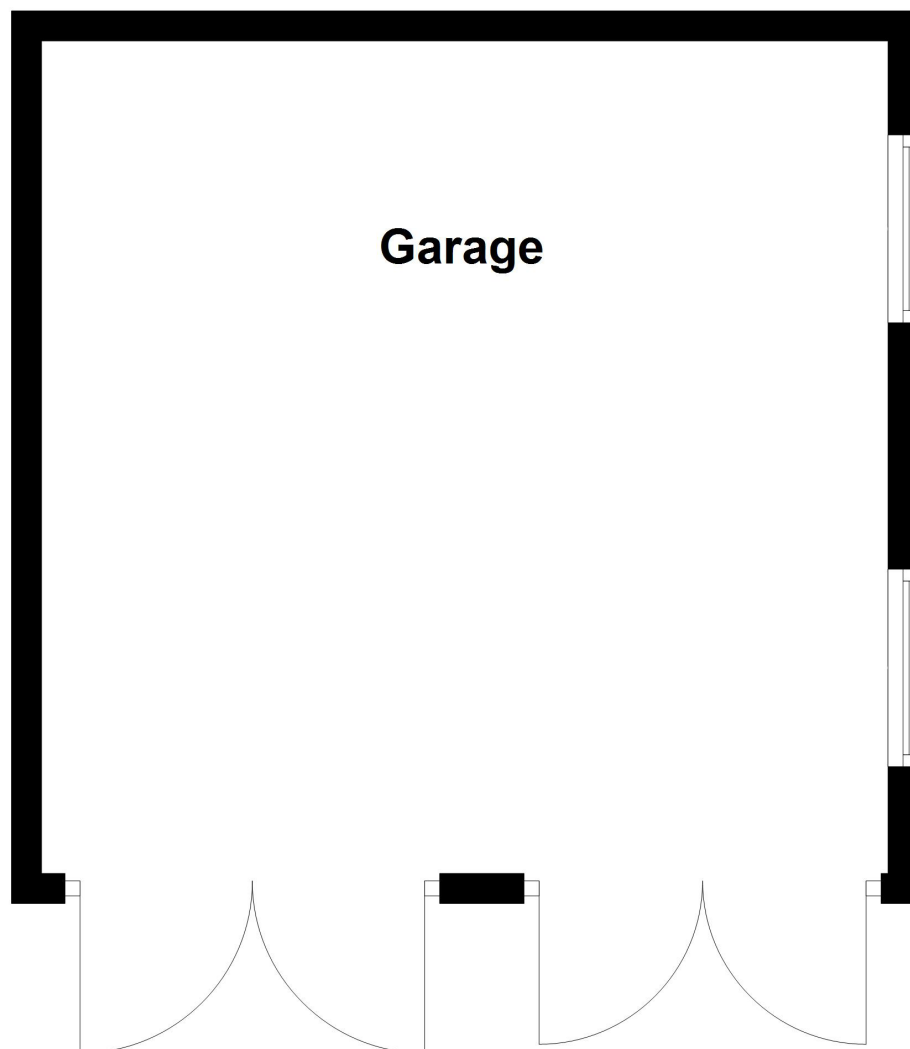


Total area: approx. 53.6 sq. metres (576.8 sq. feet)

## FLOOR PLAN

### Ground Floor

Approx. 31.1 sq. metres (335.1 sq. feet)



Total area: approx. 31.1 sq. metres (335.1 sq. feet)

“ IT'S A COCOON  
OF WARM FAMILY  
FEELINGS AND  
STYLISH LIVING

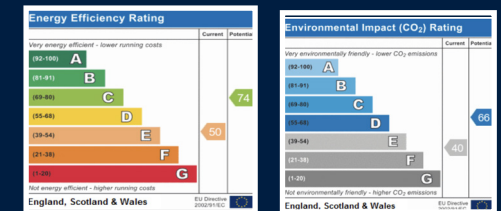
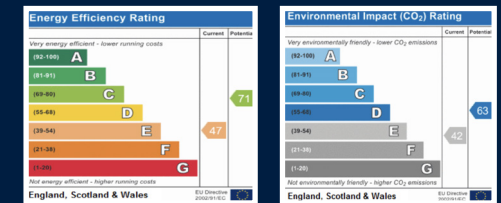






## VIEWING ARRANGEMENTS

Simon Burt Privilege  
0121 705 4040



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.