



The Old House  
Hogrills End Lane | Nether Whitacre | B46 2DA

FINE & COUNTRY

# THE OLD HOUSE

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Located within the beautiful village of Nether Whitacre and set back behind a private gated entrance is this stunning three storey Elizabethan family residence. At around 4000 sq ft of accommodation, this spacious family home offers six bedrooms, four reception rooms and a wealth of impressive features throughout, all surrounded by idyllic countryside views.



Dating back to 1593, The Old House is not only steeped in history but also in character, with its impressive black & white façade setting the scene for the wealth of beautiful period features throughout this charming property. Over the years the present owner has taken great care to achieve the perfect balance between old and new, preserving the essence of the period appeal, yet at the same time has enhanced and improved throughout to meet the demands of modern family living.

The property in brief comprises of: entrance porch, fabulous reception hall, beautiful sitting room, generous dining room, cosy snug, family room, laundry room/boot room and superb family breakfast kitchen with delightful period features. The property has three staircases, two of which lead to the first floor where the main bedroom, Jack & Jill bathroom, the family bathroom and three further bedrooms are found. A further staircase leads up to the second floor with two bedrooms and a further en-suite bathroom.





# Seller Insight

“I was shopping in Solihull when I happened to see photos of this stunning, black and white timbered property in the Fine & Country window and to cut a long story short, I bought it! Dating from 1593, it's visually stunning and it really fitted the bill. We're close to major road, rail and air travel links and we're not alone in the middle of nowhere, yet it's also peaceful and quiet with a lovely sense of community,” recalls the current owner.

“It's fair to say that it needed some TLC, and we were keen to preserve the historical character whilst bringing it up to modern standards. I think the key change has been the reconfiguration of the old stable block as it's now a boot room and large kitchen dining area which is a fantastic space for entertaining and day to day family life. The renovation also provided some wonderful surprises such as the quarry tiles and oak flooring which had been hidden under the old carpet.”

“The garden is fully enclosed, so it's safe for children and animals to play. There are lots of shrubs and mature trees, including the old oak tree which has seen a few hundred years' worth of people come and go. We see a huge variety of wildlife in the garden, including pheasants, owls, rabbits, hedgehogs, and deer. It's such a peaceful space and I enjoy taking 5 minutes out of a busy day to potter around with a cup of tea and look over the fields. The large patio is ideal for relaxing in the sun or entertaining friends.”

“The Old House is full of character and interesting features, including the old manger that I use as a gin bar! It's a lovely house all year round and really comes into its own at Christmas. The wood burning stove in the large fireplace is a natural attraction and there's plenty of space for us to be together or little spots to escape to for some quiet time.”

“I believe that we're the latest in a long line of custodians and I really treasure the box of photos and papers that predate the 1900s. There's a photo of someone getting married in 1905 and the house was owned by a Birmingham jeweller in 1908, so I tracked down some trinkets made by him to add to the box. It's part of the house and we will leave this here for the next owners to add to,” concludes the current owner.

\*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.























Outside the delightful garden wraps around three sides of the property with a private gated entrance and sweeping gravelled driveway leading to the separate double garage and storage areas. The generous front garden is mainly laid to lawn with an array of beautiful mature trees and shrubs surrounding. The wide stone steps and terrace lead up to the front entrance of the property. The terrace continues around to the rear of the property opening up to a large courtyard area, perfect for alfresco dining and entertaining. At the back, wide steps lead up to the wonderful rear garden, with a large lawned area and outstanding open countryside views beyond. To the end of the garden are two good sized storage sheds.







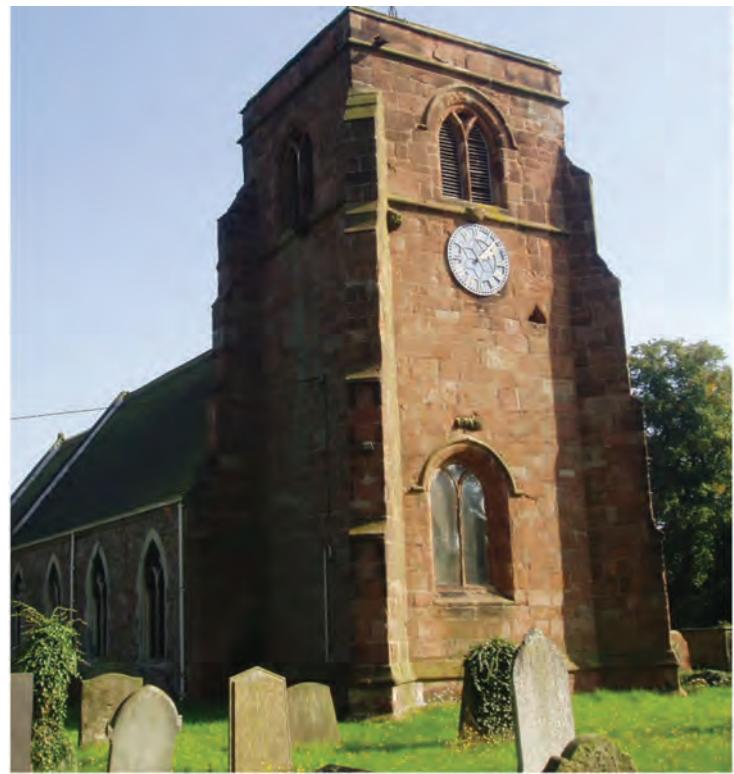
## NETHER WHITACRE

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Nether Whitacre: is a much sought after rural village in North Warwickshire. Whitacre Hall, a double moated manor house dating from the Tudor period, perches next to the village on the north western slopes.

The village has a long-established cricket club that was officially formed in 1887 and four public houses in this area host an array of evening entertainments. It is also located near the Kingsbury Water Park country park hosting bridleways, cycle paths, footpaths, watersports, a rideable miniature railway and a children's farm.

Access to the M6 and M42 motorways can be found within a few miles. Birmingham International Airport and railway are approximately 7 miles in distance – although just on the outskirts is Coleshill Parkway which provides a direct link into Birmingham City Centre.





The property has the following services connected:

Mains electricity, gas, water and drainage

High Speed Broadband

Private Gate Entry System

Fully Alarmed

Council: Warwickshire Country Council

The property is Freehold



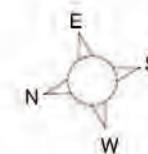
**The Old House, Hoggrills End Lane, Nether Whitacre, Birmingham**

**Approximate Gross Internal Area**

**Main House = 3394 Sq Ft/315 Sq M**

**Garage = 277 Sq Ft/26 Sq M**

**Outbuilding = 282 Sq Ft/26 Sq M**



**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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**EPC Exempt**

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. For a free valuation, contact the numbers listed on the brochure. Printed





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With over 17 years combined service within the Fine & Country family, we took the unique step 5 years ago to form a joint partnership combining each of our individual skills to greater effect offer 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.

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*“We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process”... “Well worth the fee paid”*

*“A big thank you to both Martin and Rachel”*

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## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the 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.

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