



Yew Tree Cottage
Penn Lane | Portway | Birmingham | Worcestershire | B48 7HU

YEW TREE COTTAGE



Beautifully positioned in a quiet semi-rural location just half an hour from Birmingham city centre is Yew Tree Cottage, an attractive family home that has been much enhanced by the current owners.



Yew Tree Cottage is a fabulous period cottage set on a small rural Lane which is home to only a handful of properties. It is situated in Portway, which is a small rural area of Birmingham / North Worcestershire set between Alvechurch & Tanworth in Arden. The property was built in the 1800's and has been vastly extended and improved over the years, whilst still retaining the appeal of a period cottage.

The property is full of charm, character and history. With four bedrooms, an en-suite shower room, a Jack and Jill four piece family bathroom, lounge with a log burning fire, dining room, rural style kitchen with its handmade painted solid Oak units, ground floor utility / boot room / shower room, self contained office/ gym, garage/ workshop, front garden with parking for multiple vehicles and rear garden.

Portway is ideally situated for those looking to work from home or commute with its excellent location very close to motorway links.

There are three primary schools all within four miles of the property and two high schools both with outstanding Ofsted ratings, as well as 2 private schools within 12 miles of Yew Tree Cottage. There are equestrian facilities in the nearby villages of both Beoley and Earlswood. Broadband speeds of up to 400mps are available with the current service providers.



GROUND FLOOR

When entering into the hallway you immediately feel you are in a rural cottage, with the handmade Oak staircase leading to the first floor and doors radiating off to the ground floor rooms. The lounge is inviting and light with both windows and doors stretching from the front of the cottage to the rear. The log burning fire crackles in the background in the impressive recessed fireplace and hearth. The kitchen feels like a traditional country kitchen with the Aga style cooker taking centre stage and the painted handmade solid Oak units fitting elegantly around the deep Butler's sink. The island provides that all important preparation space and eating area. The dining room can be enjoyed for those family dinners and get togethers, but is also a peaceful place to sit in an armchair and enjoy a good book or play your favourite instrument. The utility / boot room provides a vital space for doing the laundry, showering down the dogs and providing a ground floor shower and WC area. The self-contained office is currently used by the owners as both an office and a workout area and has a separate closed off storage area within.





SELLER INSIGHT

“The house was originally built in the early 19th century and at that time we believe it was just a very modest dwelling. However, over time it has been quite substantially enlarged so it's now a really spacious family home,” says the owner. “We purchased the property back in 2005 and it was a real combination of the size of the house and also this fantastic location that sold it to us. I'd previously live nearby and then moved away for a spell, but when we began our search for a new home I knew this was the place I wanted to come back to. The immediate surroundings are quite rural so you get the feeling of living in the countryside, but with all the convenience of being close to an array of well-served towns and villages, just half an hour from the centre of Birmingham and only a few minutes' drive from the motorway network, so in actual fact it's relatively easy to get just about anywhere.”

“The house had been enlarged by previous owners, and we too have extended it which has enhanced it no end. It previously had a very small kitchen, which is now considerably larger and we've also added French doors so you get that really nice feeling of connection between inside and out. In fact all of the rooms are nicely proportioned and the layout flows really well so it's a very comfortable house; I'd go so far as to say it's the nicest property I've ever owned so it's going to be such a wrench to leave.”

“The garden is something else we've enhanced greatly during our time here,” continues the owner. “We've added a lovely big patio, which is great for alfresco entertaining; new turf has been laid to create areas of open lawn, we also have our hot tub out there and we've added a separate home office.”

“The modern kitchen is the heart of the house where friends naturally gather for a cuppa or a glass of wine whilst putting the world to rights.”

“There are only a handful of properties on the road and there's a great community spirit amongst the neighbours, which is something we're really going to miss when we leave – we'll also miss the cakes that the lady at the end of the road brings us every week!”

“The large lounge is light and airy with a bay window overlooking the front of the property and french doors to access the garden. The inglenook style recessed fireplace adds to the cosy atmosphere when fired up on those cold winter nights.”

“I love this house, but it's the location that I think I'm going to miss most,” says the owner. “I've relished feeling a part of this lovely community and I've also enjoyed the fact that we've been able to enjoy countryside living with all the convenience of having everything we need relatively close at hand.”*

*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 has a landing which sweeps from one side of the property to the other and doors off to all bedrooms. This property is unusual in that it has two large bedrooms which could easily be used as the main bedroom. The current main bedroom is large enough for a good-sized bed and a multitude of bedroom furniture and leads through to its own en-suite shower room. The shower room has a walk-in shower, basin and a toilet. The second bedroom stretches from the front of the cottage to the rear with windows at both ends of the room and a door through to the Jack & Jill family bathroom. The Jack & Jill family bathroom has been refurbished and has a four-piece bathroom suite with walk-in shower cubicle, bath, toilet and basin with drawers beneath and doors leading to the landing and the main bedroom. The third bedroom is also a double bedroom and has windows to both the side and the rear with built in storage cupboards. The fourth bedroom is a good size single bedroom and can comfortably fit a bed and other bedroom furniture.















OUTSIDE

The front garden gives access to the large garage / workshop and has parking space for multiple vehicles. The rear garden is mainly lawned, with a range of shrubs, trees, hedges and wildlife. There is access to a side door to the garage / workshop, a hot tub area and access to the self-contained office which can also double up as a gym.





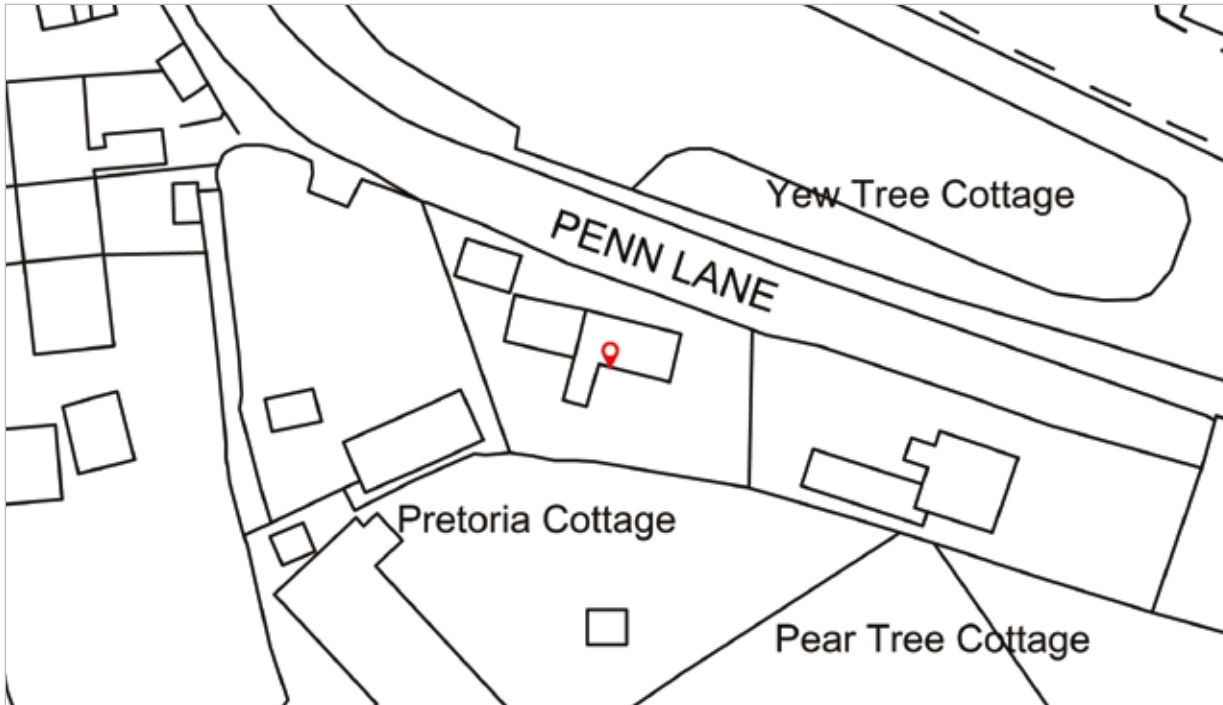


LOCATION

Portway comes under the ward of Alvechurch. Alvechurch is a large village and civil parish in the northeast of the county of Worcestershire. Lying in the valley of the River Arrow, the village is located between the city of Birmingham, (17 km / 11 miles to the north), Redditch (8 km / 5 miles to the south) and Bromsgrove (9.5 km / 6 miles to the west). The parish is mentioned in the Domesday Book. In the 13th Century the Bishop of Worcester built a palace in the village, and a weekly market and an annual fair were established. The Bishop's Palace was pulled down in the 17th century, the only remnants being part of the moat and a yew tree which formerly stood in the palace grounds. The village has a number of medieval half-timbered buildings, as well as a plethora of Georgian, Edwardian and Victorian buildings. The church of St Laurence dates back to 1239.

There are a host of train stations nearby including Wood End (1.4 miles), Earlswood (1.6 miles), The Lakes (Warks) (1.7 miles) and Wythall (2.4 miles). Tanworth-in Arden medical Practice is 1.4 miles away, there are two dentists within 3 miles and the nearest hospital is under 5 miles away.





INFORMATION

Services:

Mains water, private drainage, mains electricity. Broadband is installed and the current owners receive speed of 400mps (This can be increased with the current broadband provider).

Local Authority & Tax Band:

Bromsgrove – Band G

Viewing Arrangements

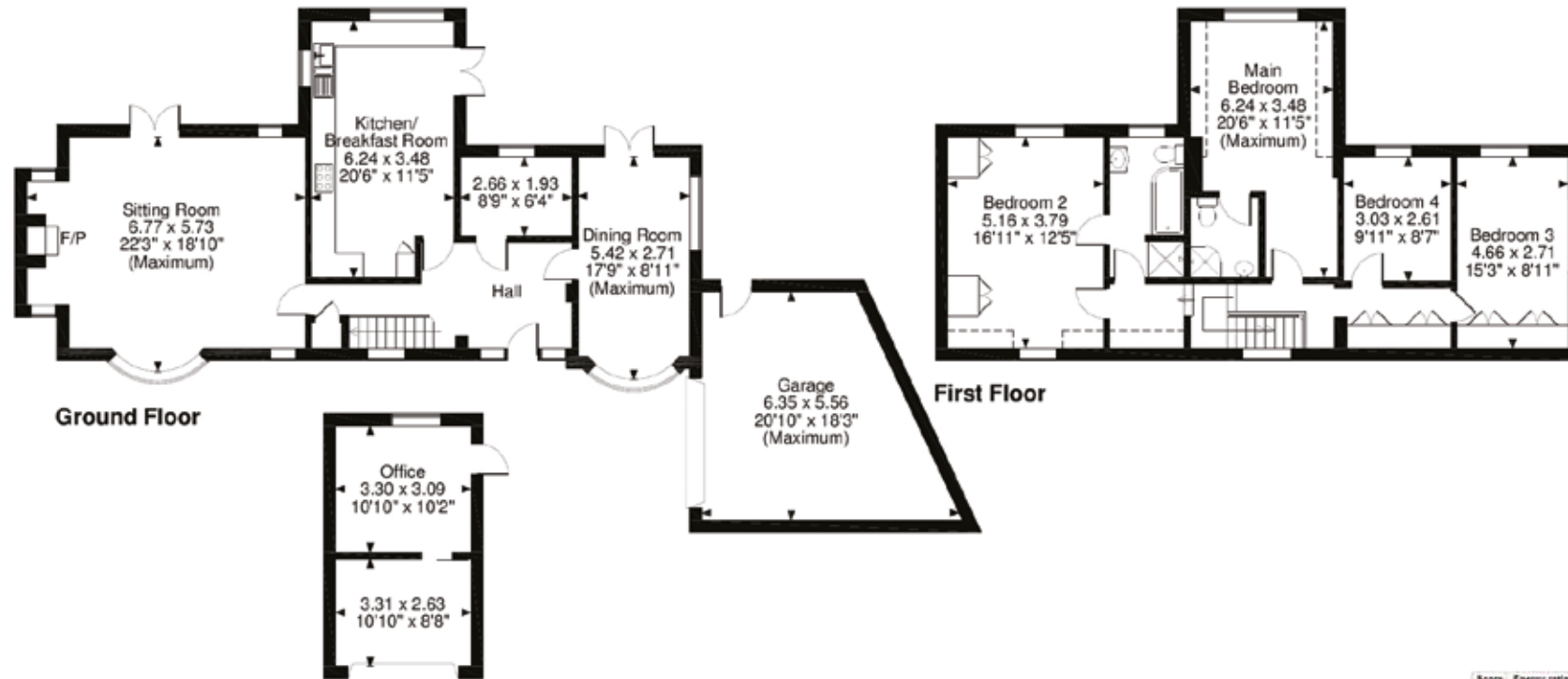
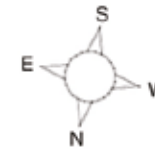
Strictly via the vendors sole agent Bert Rogers (Office: 0121 746 6400
Mobile: 07734 955 460)

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By prior appointment only



Yew Tree Cottage, Penn Lane, Portway, Birmingham
Approximate Gross Internal Area
Main House = 1816 Sq Ft/169 Sq M
Garage = 303 Sq Ft/28 Sq M
Office = 209 Sq Ft/19 Sq M

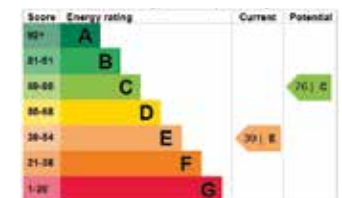


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8448616/MKB





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices across four continents, we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a 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 and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation



BERT ROGERS

PARTNER AGENT

follow Fine & Country Solihull on



Fine & Country
Zenith House, Highlands Road, Solihull B90 4PD
0121 746 6400 | solihull@fineandcountry.com

