



Westfield House
Packhorse Lane | Hollywood | B47 5DQ

FINE & COUNTRY

WESTFIELD HOUSE

Dating back to 1880, Westfield House has been the fabulous family home for the present owners for more than 33 years. Set back behind a private gated entrance and surrounded by idyllic Worcestershire countryside, this substantial Victorian property has a lot to offer, starting with the main house that has five bedrooms, four reception rooms, three bathrooms and a beautiful breakfast kitchen. In addition to this there is beautiful log cabin, set within the grounds and offering two bedrooms, a breakfast kitchen, living room and bathroom. Also within the grounds are the modern studio/office with a wc and kitchenette, a workshop, garden store and a double garage, all sitting in circa 3 acres of stunning grounds and gardens, making Westfield House a very special and generous proposition for any family.



Ground floor:

As you enter the grounds of the property through two five bar electric gates bordered on each side with an array of beautiful mature trees and shrubs, you are immediately taken with the very attractive black and white frontage of this delightful home. Through the double oak front doors into a spacious porchway and lovely reception hall, you immediately get the sense of warmth and light to this very charming home. The first of the reception rooms is the wonderful cosy snug, with its Victorian styled fireplace, high ceilings and a bay window looking onto the pretty private frontage. There is a very good-sized downstairs cloakroom with low level wc, a beautiful pedestal porcelain hand basin and exquisite décor. There is also a useful large storage space underneath the stairs.

The inner hallway leads round to an incredibly light and airy dining room, with double glass panelled doors leading in and ample space for a large dining table for those special family occasions. The sitting room to the rear of the property creates an opulent feel with its lovely décor and the focal point of an incredible gas fire to the centre with a real flame open basket and a brick-built chimney breast. There are two feature windows either side of the fireplace, both overlooking the rear gardens and one framed by pretty Hydrangeas. Double glass paned French doors lead into the cosy, yet grand conservatory, a favourite spot for the owners to relax and enjoy the amazing gardens. The conservatory has access from both the kitchen and the sitting room and is fitted with blinds and a ceiling fan for the hotter summer days. It offers ample space for two separate seating areas and is constructed of part Cotswold stone dwarf walls with a dark hardwood frame above. Double doors lead directly onto an outdoor patio area.

One of the most outstanding features of this family home, is the more recently installed Dennis Fellows luxury kitchen. This superb breakfast kitchen combines beautiful sage green units with a gorgeous wood effect tiled ceramic work surface. There is a double inset sink with a drainer and an array of floor and wall mounted units creating a spacious practical kitchen with a clever contemporary look. There is a big feature chimney above a most magnificent hob, featuring 4 gas rings, 2 hot plates and a deep fryer built in. There is also a Neff microwave and double oven with grill. Other appliances include a built-in fridge freezer and an Indesit dishwasher. The large centre island offers fabulous space for food preparation together with a built-in breakfast bar for more casual family dining.

Next to the kitchen is an excellent boot room with the same ceramic flooring and a stainless-steel laundry sink and drainer. Leading to the rear garden there is also further space here for a second fridge freezer as well as a washer/dryer. The annually serviced Potterton boiler is also located in this area. Moving on from here is the gardeners wc and a covered area for boots, garden gloves, accessories etc. This leads straight out into the garden.





Seller Insight

“Occupying a very peaceful and picturesque semirural location on the edge of the well-served village of Hollywood is Westfield House, a large and very handsome period home that sits beautifully within around 3 acres of spectacular gardens and grounds. “We believe the house was originally built c1850, and back then it would have been a rather modest dwelling. However, over time it has been greatly enlarged and beautifully enhanced and it’s now a lovely big family home,” says Derek. “We came here 33 years ago and when we bought the property it’s fair to say that it was all in a bit of a sorry state, however my wife immediately fell in love with it and I knew it had the potential to be greatly improved. It took us just 3 days to complete the purchase and we’ve been exceptionally happy here ever since.”

“The house had been greatly extended before we came here, and over time we too have made our own changes and enhanced it no end. We added a large extension, which gave us a double garage with rooms above, the kitchen was remodelled just 5 years ago, we had a beautiful conservatory built and the décor throughout has always been kept beautifully up to date. The house as a whole is now just lovely and in excellent condition. It’s spacious, very comfortable for day-to-day life, and it’s also a fantastic house for entertaining. Both the sitting room and the kitchen open into the conservatory, which in turn opens onto the garden, so when all of the connecting doors are open we can create a fantastic space for a party.”

“The house is just lovely, but it’s the gardens and grounds that make the property as a whole so very special,” continues Derek. “It was a mess when we moved here, but over the past 33 or so years we’ve spent a huge amount of time cultivating it and transforming it into the glorious space it is today, and I must say it’s a real picture. I would describe it as having the look and feel of parkland, with lots of mature trees, open lawns and beautiful flower beds that create a riot of colour during the spring and summer months. It’s a magical environment and it’s something we’re both going to miss tremendously when we move.”

“We tend to spend a lot of our time in the snug, but I’d say that that conservatory is probably our favourite. It’s very large and because there are windows all the way round it gives us that indoor/outdoor feeling so no matter what the weather, we can always enjoy our stunning garden.”

“For us the location really couldn’t have been better. We can walk into the village, we’re just 5 miles from Solihull and 8 miles from Birmingham, so it’s very convenient. However, when we come through our gates an air of tranquillity immediately descends; it’s like being in our own little world.”

“Out in the garden, set slightly away from the house, is a fantastic log cabin, which we built around 10 years ago. It’s very smart and very large, and it incorporates 2 bedrooms, a bathroom, a kitchen/breakfast room and an L-shaped living room. There’s also another room that at one time we rented out as an office, so it’s been incredibly useful. It could also be a great little granny annex.”

“We feel very fortunate to have found Westfield House and to have spent over thirty extremely happy years here, but my wife and I are now rattling around the place and it needs a new family to fill it and enjoy it – and I’ve no doubt they will,” says Derek. “What will we miss? Absolutely everything. It’s a little slice of paradise and I don’t think we’ll find anywhere quite this perfect ever again.”*

*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 dogleg staircase leads to a light and airy landing area with bedrooms leading off. Overlooking the pretty private frontage is the guest suite, complete with a walk-in wardrobe and an ensuite fitted with a cream pedestal sink, low level wc and a shower cubicle, it also has high ceilings and an obscured window to the rear. Opposite is an airing cupboard containing the water tank and useful linen storage, and next to this is a single room that is currently used as a good-sized office with rear views across the garden.

The very spacious family bathroom has a generous corner jacuzzi bath, a ceramic sink set into a vanity unit with storage and a step up to a large corner shower cubicle with flush mounted fixtures and a Selecta electric shower. In addition to access from the landing to the family bathroom, there is also a door leading to a double bedroom, thus offering a "Jack and Jill" bathroom. This pretty double bedroom offers the perfect room for guests to enjoy, there is an excellent range of wardrobes across the top of the bed and sides, and a large picture window offers fabulous views to the stunning rear gardens. The master bedroom is superb with a large picture window to the front and beautiful décor - an arch takes you through to the modern ensuite with a low level wc, two inset vanity hand basins and a shower, there is also a dressing room with wardrobes. Leading on from the master bedroom is a further very large follow-on bedroom that has been built into the eaves and has plenty of windows to give it a light and spacious feel. This room offers a multitude of uses for the family.















Outside:

The gardens at Westfield House are incredible. There are circa 3 acres of beautiful South facing gardens and park-like land surrounding the property and offering a superb collection of very mature trees including Oak, Ash, Beech, Maple and Willow. Beyond the grounds are numerous fields and the outlook from every angle is truly idyllic. The balance between lawned areas, natural woodland and more formal gardens creates a wonderful diversity to suit all ages and their requirements.

There are also several outbuildings set within the grounds of Westfield House, and perhaps the most impressive of these is the superb log cabin. Large enough to be used as a second home within the grounds, this well-proportioned accommodation provides guests with a comfortable and generous space to enjoy. As you enter this pine log cabin, you have a well-equipped breakfast kitchen, a sitting room, a boiler room for its own heating system and plumbing for a washer/dryer, a large living room with French doors leading onto the stunning grounds and high apex ceilings. There are also two bedrooms, one with built in wardrobes and 'Jack and Jill' access into the main well-proportioned bathroom with a wc, shower and hand basin.

Leading across the courtyard is a garage that has been converted into an office but still offers plenty of storage. As you enter into the grounds to the front, a driveway takes you straight to this office area, thus offering separation from the main house. It has suspended ceilings, plenty of natural light through ample windows, electric heaters to the walls and a small kitchenette. The main garage has a double electric up and over door and access from the side passage as well as the back of the garden. There is also a fabulous, fully equipped workshop and wood storage area. Lastly, there is also a gardeners shed to store gardening equipment.

The more formal areas of the grounds have been lovingly landscaped over the years to create many areas of interest, from the lovely small ponds to numerous seating areas and delightful flower beds. This South facing sun trap is the perfect spot to enjoy some alfresco dining and entertaining, surrounded by some beautifully planted borders, a summer house, a large seating area and neatly tended lawns. The front of the property has a huge gravel driveway with parking for many cars, and enhancing the frontage further are four attractive Victorian lamps together with your very own dovecote.









HOLLYWOOD, WYTHALL

Situated in a much sought-after area of Hollywood, Wythall and very popular with families of all ages, Westfield House is within easy walking distance of all local amenities, primary and secondary schools and sits on the edge of some wonderful open countryside and lovely walks and cycle paths. Together with the surrounding countryside, Wythall Park is close by where a wide range of sporting, social and community activities take place every week. The park has some 37 acres in which to enjoy activities such as cricket, football, rugby, dog training, archery and much more. There are many excellent local shops, pubs and takeaways and local convenience stores and other retailers can be found close by at Drakes Cross Parade on the Alcester Road and further on to the Maypole where there is a large Sainsburys and other retail outlets. Also, within a 5-minute drive is the fabulous farm shop called Becketts, with a café bar, restaurant, and superb farm shop. The property is close to a number of excellent primary and secondary schools, many with Ofsted outstanding status, closeby schools include primary schooling at Meadow Green on Station Road, Coppice infant and junior and senior schooling at Woodrush School which are both sited in Shawhurst Lane, Hollywood, just a few minutes' walk from the property. There is easy access to the Alcester Road which in turn provides access to the M42 motorway and beyond that the M40, M6 and M5. The property is approximately a 20 minute drive from Birmingham International Airport and Train station. Wythall has its own railway station at the bottom of Station Road offering commuter services between Birmingham and Stratford Upon Avon, and local bus services provide access to the City of Birmingham, Shirley and Redditch.



Services

The property has mains electricity, gas, water and drainage
BT Broadband
Security Alarm
Propane gas, mains electric and water to the Log Cabin

Tenure
Freehold

Local Authority
Bromsgrove District Council
Council Tax Band G

Viewing Arrangements
Strictly through Fine & Country Solihull 0121 7466400

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		>78 C
55-68	D		
39-54	E	<50 E	
21-38	F		
1-20	G		

Westfield House, Packhorse Lane, Hollywood, Birmingham

Approximate Gross Internal Area

Main House = 2876 Sq Ft/267 Sq M

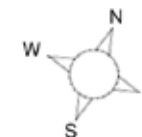
Garage = 434 Sq Ft/40 Sq M

Annexe = 834 Sq Ft/77 Sq M

Store/Workshop = 489 Sq Ft/45 Sq M

Studio & Garden Store = 601 Sq Ft/56 Sq M

Total = 5234 Sq Ft/486 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

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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"



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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