



Upper Shepley Farmhouse, Dale Lane, Lickey End, B60 1GZ

Offers Over £1,750,000



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Summary

Nestled in a picturesque countryside setting just two miles from the sought-after village of Barnt Green, this exceptional farmhouse seamlessly blends historic charm with contemporary luxury. With origins dating back to the 16th century, the property—once two separate houses—has been thoughtfully extended and meticulously refurbished to an impeccable standard by the current owners. Offering IN TOTAL an impressive 9,200 sq ft (including garaging, cellars and outbuildings), the beautifully appointed living space boasts seven elegant reception rooms, six double bedrooms, five bathrooms as well as two cellars, and a wealth of character features. The extensive grounds, spanning approximately 3.71 acres, include a double and separate triple garage with a vast heated room above, several versatile outbuildings, and immaculately landscaped gardens. A rare opportunity to acquire a residence of such scale, history, and refinement in an idyllic yet highly accessible location.

Description

Ground Floor This remarkable home offers exceptional versatility with three separate entrance hallways, ensuring effortless access from various points of the property. The central hallway leads to an inviting living room with parquet flooring, where a charming firebox creates a cosy ambiance, seamlessly flowing into an adjoining snug. Beyond the hall, an impressive dining room sets the stage for formal gatherings, while the stunning sitting room, with its vaulted ceiling and wood burner, provides a grand yet welcoming space to unwind. The heart of the home is the farmhouse-style breakfast kitchen, thoughtfully designed for both practicality and entertaining. Featuring hand built kitchen units, mandarin stone flooring, a classic cream gas fired AGA alongside a modern electric oven, electric hob, combination oven, dishwasher, and a spacious American fridge/freezer, it caters effortlessly to culinary needs.





With direct access to the beautifully designed entertaining patio, this kitchen perfectly blends traditional charm with contemporary convenience, making it the ideal space for family life and social occasions alike. One of the two cellars is accessed from the central hallway.

Accessed via a convenient side entrance hall (but also linked to the main house), this thoughtfully designed section of the home offers both practicality and versatility. The entrance hall leads to a well-appointed guest WC and a generous utility/boot room, perfect for everyday functionality. Above, a centrally heated room provides an ideal designated office space, ensuring a quiet retreat for work or study. From the utility room, a vast and impressive room—perfectly suited as a games room—boasts a striking vaulted ceiling and French doors that open directly to the garden, creating a bright and inviting space. Almost identical in size and design, an adjacent room, accessed via the double garage, has been designated as a potential gym, offering endless possibilities for fitness and recreation. Both of these expansive rooms benefit from central heating, ensuring year-round comfort. Additionally, the plant room, discreetly housed within the garage, accommodates the two boilers and hot water tank. This superb layout combines practicality with exceptional spaces designed for both work and leisure.



An additional hallway located at the other side of the house features a second guest WC as well as providing access to the second cellar.



First Floor

The first floor of this exceptional home is designed to offer both luxury and comfort, with well-appointed bedrooms and stunning garden views. The magnificent master bedroom is a true retreat, boasting generous proportions and breathtaking vistas over the beautifully landscaped grounds. An original door leads to a spacious adjoining dressing room, seamlessly connecting to a luxurious en suite bathroom, complete with a freestanding bath, separate shower enclosure, and dual basins for a spa-like experience. The second double bedroom, accessible from two sides, enjoys its own private en suite shower room, ensuring convenience and privacy. Meanwhile, the third bedroom (with alternative access from a second staircase) is perfectly positioned adjacent to a well-appointed bathroom, making it ideal for family members or guests.

Second Floor

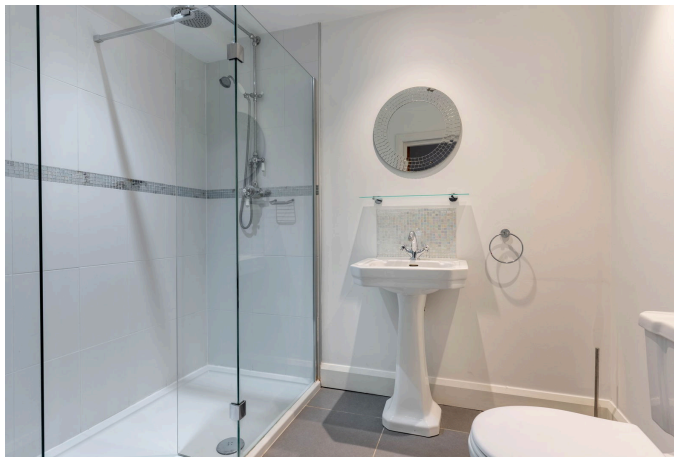
The second floor offers a spacious and well designed loft conversion which enhances the home's exceptional versatility. A welcoming landing provides access to generous eaves storage and a convenient storage cupboard and two well-proportioned double bedrooms offer bright and airy accommodation, one of which benefits from fitted cupboards. A stylish bathroom serves these rooms. Additionally, the sixth bedroom is accessed via its own independent staircase from the first-floor landing, offering a sense of privacy. This versatile space enjoys direct access to a dedicated shower room, making it ideal for guests, older children, or as a peaceful retreat.

Agent Note: 'Bedrooms 2, 4 and 5' and the 'Office' above the utility room have been virtually staged with CGI furniture.

Outside

Accessed via a sweeping, gated driveway, this exceptional property immediately impresses with its grand approach and abundance of parking. The block-paved driveway offers ample space for multiple vehicles and leads directly to the attached double garage, ensuring convenience and security with the added benefit of an EV charger. In addition, a separate triple garage—accessible via its own gated entrance a little further down Dale Lane—provides even more versatility. This impressive outbuilding also features a vast, heated room above, ideal for a home office, studio, or recreational space.

The exceptional private garden wraps around the property in a picturesque south-westerly orientation, offering a breathtaking outdoor retreat spanning approximately 3.71 acres. Lovingly developed from meadows over many years, the grounds now showcase a masterful blend of natural beauty and expert landscaping.





Immediately to the rear of the house, a stunning entertaining area has been professionally designed by the award-winning designer, Lucy Bravington, to create a seamless extension of the home's living space. A beautifully paved terrace, complete with lighting, multiple seating areas, a stylish metal pergola, a striking concrete bar and space for pizza oven and BBQ is framed by exquisite planting and a tranquil water feature, leading effortlessly to sweeping formal lawns with a serene lily pond. At the heart of the garden lies meticulously sculpted topiary, including an enchanting hedged circular walk. Tucked away behind copper beech hedging, a hidden lawn at the far end of the garden provides a dedicated space for vegetable growing, offering a delightful touch of self-sufficiency.

Beyond the beautifully landscaped entertaining spaces, another area of the garden unfolds, offering both practicality and natural beauty. An additional formal lawn is home to a charming orchard, where mature fruit trees provide seasonal bounty. Nearby, a greenhouse and neatly arranged vegetable beds create the perfect setting for keen gardeners,

complemented by a characterful brick-built potting shed that adds a touch of traditional charm.

Beyond the cultivated gardens, the landscape transitions into a stunning expanse of dense woodland, offering a haven for wildlife and a sense of complete seclusion. Nestled at its heart, a two-room barn provides endless possibilities for storage, or a workshop, while an adjoining wood store ensures a steady supply of logs.

This truly remarkable garden balances structured elegance with natural charm, creating an idyllic and private sanctuary.

Further adding to the property's charm and history is the two-story brick-built 'Wheelwright Cottage', positioned at the front of the grounds. A characterful and significant part of the estate, this outbuilding would have originally served as living quarters for a stable hand, alongside a horse's accommodation. The estate's collection of outbuildings enhances its prestige, blending historical charm with modern practicality to create a truly remarkable residence.



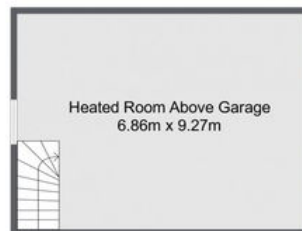
Ground Floor



Main House Approximate Area (Excluding Garages): 527 sq. m (5,672.58 sq. ft)
Main House Approximate Area (Including Garages): 697.2 sq. m (7,504.59 sq. ft)
Cellars Approximate Area: 30.8 sq. m (331.52 sq. ft)
Outbuildings Approximate Area: 135.9 sq. m (1,462.81 sq. ft)

Total Approximate Area: 863.8 sq. m (9,297.86 sq. ft)

First Floor



Second Floor



For more information on this house or to arrange a viewing please call the office on:

0121 447 8300

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