



Ivy Lodge  
43 St. Bernards Road | Solihull | West Midlands | B92 7AX

 FINE & COUNTRY

# IVY LODGE





## Accommodation summary

### Property Highlights

- Iconic 1897 Arts and Crafts residence occupying one of the most prominent positions on St. Bernards Road, with exceptional architectural detailing and immense period character.
- Magnificent original features throughout, including exquisite stained glass, ornate plasterwork, hand-painted ceilings, picture and dado rails, deep skirting boards and beautifully carved oak joinery.
- Three substantial reception spaces, comprising an impressive dining room, elegant drawing room and atmospheric rear sitting room, each retaining its own distinctive period detailing and fireplace.
- Six generous bedrooms arranged over two upper floors, with the principal bedroom enjoying a large en suite and access to a private front balcony, while further bedrooms offer garden or front aspects.
- Open-plan breakfast kitchen and adjoining summer room, combining character features with modern appliances and superb natural light, with direct access to the courtyard and gardens.
- Exceptional Arts and Crafts entrance, approached via stone steps and a magnificent storm porch, leading into a grand reception hall beneath an imposing archway.
- Beautiful south-west facing gardens, thoughtfully landscaped with mature planting, deep borders, established trees, lawns, blue-brick pathways, terraces and a striking ornamental fountain.
- Coach house, approached through a charming wrought iron gated courtyard and retaining original double coach doors, generous proportions, high ceilings and considerable potential for alternative use.
- Rare opportunity to acquire one of the road's most distinctive period homes, combining remarkable architectural integrity with versatile accommodation, wonderful outside space and scope to further enhance the property.

### Ground Floor

Approached from the road via a generous blue-brick driveway, Ivy Lodge immediately conveys a sense of grandeur and presence. With parking for several vehicles, a handsome wrought iron gate provides access to the courtyard and former coach house, while the principal entrance is beautifully screened by mature evergreens, a privet hedge, dwarf wall and established shrub borders.

The Stone steps rise to an impressive storm porch, supported by substantial stone pillars, before opening into the magnificent original entrance hall. The original front door, complete with stained glass panels and period fittings, sets the tone for the remarkable architectural detailing found throughout the house.

The entrance hall leads into a series of exceptionally characterful reception rooms. The formal dining room is a particularly impressive entertaining space, centred around a large bay window beneath a dramatic arch and featuring stained glass windows to two elevations. A magnificent hand-painted ceiling, original picture rails, ornate plasterwork and an imposing fireplace, flanked by further stained glass, create a room of considerable distinction and elegance.

The principal drawing room overlooks the front of the property and is equally impressive. A large arched bay window incorporates original stained glass, while the hand-painted ceiling, panelled walls, picture rails and deep skirting boards retain the room's original Arts and Crafts character. An open fireplace sits within a substantial arched surround, again framed by decorative stained-glass panels.

To the rear is the beautiful sitting room, an atmospheric and inviting space adorned with William Morris wallpaper, picture and dado rails and exceptionally high ceilings. A large rear bay window incorporates original stained glass in excellent condition, while the magnificent open fireplace is set within an oak surround with original green tiles and an ornate mirror above. A door provides direct access to the rear terrace and garden.

The reception hall also provides access directly into the garden through an original stained-glass door beneath a covered storm porch. A downstairs cloakroom, fitted with a low-level WC and corner wash hand basin, includes further period glazing.

A useful laundry room houses the first of two Vaillant boilers and provides space for laundry appliances, coats and footwear, together with an obscure-glazed window. Beneath the stairs is a generous cellar, providing excellent storage and considerable potential for alternative use.

The open-plan breakfast kitchen forms the practical heart of the home. Bespoke-style wooden cabinetry provides extensive storage and is complemented by Bosch appliances, including double oven and grill, microwave, extractor and dishwasher, together with an integrated Hoover fridge freezer and Baumatic five-ring gas hob. The work surfaces provide ample preparation space, while an original chimney breast, believed to have once served a range, remains as an attractive architectural feature.

Wood flooring, picture windows overlooking the garden and an original stained-glass door add considerable character. The adjoining breakfast area is bright and welcoming, with further stained glass bringing natural light into the space and creating a delightful setting for informal dining.

From here, a step-down leads into the superb summer room. With a vaulted ceiling, extensive hardwood glazing and oversized opening doors to both sides, this is a wonderful light-filled room with an almost orangery-like atmosphere. One set of doors opens onto the courtyard, while the other leads directly into the garden, creating an effortless connection between the house and grounds.

A stable door leads into a useful pantry/storage room with original brick flooring, additional fridge and freezer space and a ladder providing access to storage above the garage. Highly versatile, this area offers excellent ancillary storage and further potential.







# Seller Insight



Mary, Ken and their family have called this remarkable house home for almost 50 years, creating countless memories while carefully preserving the character and heritage that first captured their hearts.

The property's unique architectural style and distinctive presence immediately stood out when Mary and Ken first viewed it. Combined with its desirable location in Olton, it offered something truly special – a home unlike any other. Set back from the road and occupying a detached position, the house enjoys a sense of privacy while remaining part of a welcoming and well-established community.

Over the years, the home has provided an exceptional setting for family life. Mary describes it as a wonderful place to raise both children and grandchildren, with generous space both inside and out allowing the home to adapt effortlessly through the different stages of family life.

One of the property's greatest treasures has always been its garden. A much-loved place to relax, entertain and enjoy the changing seasons, it has played an important role in family life and remains one of Mary's favourite aspects of the home. The spacious layout of the property has also made it ideal for hosting parties, celebrations and neighbourhood gatherings throughout the years.

What makes this house particularly special are the original architectural features that have been so carefully preserved. From the beautifully detailed ceiling designs and decorative coving to the distinctive interior doors, the property retains a wealth of character and craftsmanship that is increasingly rare to find. Throughout their ownership, Mary and Kenneth always sought to enhance the house as a family home without compromising its originality, charm or unique identity, taking great pride in retaining its original specifications and character wherever possible.

The property has also played a role within the wider community. For the past fourteen years, families along St Bernard's Road have participated in a local tradition of opening their gardens for visitors to enjoy, reflecting the strong sense of community that exists within the area. Mary speaks warmly of the close-knit neighbours and the vibrant atmosphere that has made living here such a pleasure.

The location offers a wealth of opportunities for leisure and recreation. West Warwick Sports Club is easily accessible from St Bernard's Road, while nearby Olton Mere Sailing Club provides both sporting and social opportunities. Both clubs welcome those who simply wish to enjoy the community and social aspects as much as the activities themselves.

Looking back on nearly five decades in the home, Mary reflects on the privilege that she and Kenneth shared in caring for such a unique property. Rather than viewing themselves as owners alone, the family have always considered themselves temporary custodians of a house with an important place in local history. Their hope is that its next owners will appreciate its remarkable original features, respect its heritage and enjoy the same sense of pride, happiness and belonging that the Harley family has experienced for almost half a century.

As Mary says, this is a house to be cherished – a rare opportunity for another family to create their own memories while becoming part of its continuing story.\*

\* 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 grandeur continues on the upper floors, reached via an impressive original carved oak staircase of generous width, incorporating ornate timber detailing and a magnificent stained glass panel to the first-floor landing.

The first floor provides four substantial bedrooms together with the principal bathroom and a separate WC. The principal bedroom is positioned at the front of the property and is beautifully presented, featuring bespoke fitted cabinetry arranged around an original fireplace, delicate wall coverings, original picture rails and exquisite plasterwork. Its exceptionally large en suite incorporates a bath with glazed shower screen, freestanding pedestal wash hand basin with brass fittings and access onto the front balcony. Further stained glass, period detailing and high ceilings reinforce the room's exceptional character.

Bedroom Two overlooks the rear garden and benefits from two large sash windows, excellent proportions and bespoke fitted wardrobes flanking an original fireplace. Its contemporary ensuite is beautifully appointed with a generous walk-in double shower, attractive tiling, period-inspired wallpaper, stone splash back and a modern vanity unit.

Bedroom Three is another substantial front-facing room, featuring an original fireplace with exquisite Victorian-style tiles, ornate wrought iron detailing, fitted cabinetry, a wash hand basin and a large stained glass picture window. Bedroom Four, while the smallest of the four first-floor bedrooms, remains a generous double room and retains an original fireplace, two sash windows and an abundance of period features.

The first-floor bathroom is particularly evocative, combining a freestanding claw-foot bath, original wash hand basin with brass fittings, panelled walls, a period-style radiator and an original fireplace. Stripped timber flooring and high ceilings complete the elegant period aesthetic. A useful butler's cupboard opposite provides extensive additional storage.

## Second Floor

A further staircase rises to the second floor, where another stained-glass panel illuminates the landing. Loft access provides a particularly useful storage area, ideal for suitcases, seasonal decorations, and household belongings.

The second floor offers two further generous bedrooms, both enjoying the impressive volume created by the roof space. The front bedroom features natural timber flooring and an original fireplace, while the rear bedroom incorporates exposed beams, a fireplace, and a modern double-glazed window. A separate boiler room houses the second Vaillant boiler, which is easily accessible and serviced annually.

One of the property's most exciting features is the substantial roof-level balcony. Offering far-reaching views across the gardens and beyond, this remarkable space has the potential to become an exceptional roof terrace, subject to the necessary works and consents. It also provides practical access to the roof and associated gullies.









## Outside

The gardens are undoubtedly one of Ivy Lodge's defining features and provide an exceptional setting for this important period home. Beautifully established and thoughtfully designed, they have been featured in open garden events on the road for approximately fourteen years, testament to their maturity, individuality and horticultural interest.

Directly accessed from the reception hall through an original stained-glass door, the rear garden begins with a raised blue-brick terrace featuring an exquisite circular inlay and central fountain. The combination of blue brick and stonework creates an elegant formal introduction, before the garden gently unfolds through a series of distinct spaces.

The south-west facing garden is exceptionally private and mature, with a wonderful balance of sunlight and shade created by established trees, hedging and extensive planting. A blue-brick pathway passes beneath an attractive arbour and continues down one side of the garden, while a further pathway runs along the opposite boundary, both providing a delightful journey through the planting.

The principal lower garden is predominantly laid to lawn and surrounded by deep, richly planted borders. Mature evergreens, fir trees, palms, mahonia's, variegated laurels, holly, euonymus, yuccas, orange blossom and mature ivy provide year-round interest and superb screening. Further seasonal colour is provided by agapanthus, rhododendrons, roses, clematis and hostas.

At the far end is a wonderfully imaginative feature comprising carefully constructed old-brick and stonework ruins, designed specifically to complement the architectural character of Ivy Lodge. With attractive stone arches and an established setting, it creates an enchanting destination within the garden and an atmospheric place to sit and enjoy the surroundings.

A series of further seating areas provides numerous opportunities for outdoor dining, entertaining or simply enjoying the garden. The maturity and variety of the planting also create a wonderfully protected environment, allowing an impressive range of specimen plants to flourish.

A blue-brick pathway leads around to the former coach house, passing through the attractive gated courtyard. This secluded courtyard provides a charming space for morning coffee or informal entertaining and further enhances the relationship between the main house, garden and outbuildings.

The former coach house retains its original double coach doors, impressive ceiling height and generous footprint, currently providing an excellent garage and workshop. Its proportions and position offer considerable potential for those wishing to explore alternative uses, subject to the necessary consents, while equally serving its present purpose exceptionally well.

Ivy Lodge is a rare and compelling property: a beautifully preserved Arts and Crafts home whose extraordinary architectural details, exceptional proportions, mature gardens and versatile outbuildings combine to create a residence of genuine individuality and enduring appeal.









# LOCATION

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Solihull is recognised as being one of the most affluent and highly sought-after areas located within the more southern parts of the West Midlands conurbation and is situated some nine miles from the heart of the city of Birmingham.

The borough benefits from several outstanding state schools, including Tudor Grange and Arden academies, as well as a variety of well-regarded independent schools, with Solihull School being one of the most highly respected within the country.

The town itself offers an excellent range of amenities including the first-class award-winning shopping centre Touchwood with a John Lewis's flagship store heading up 80 high street retail names, 20 bars and restaurants, and a 9-screen cinema complex.

There is also a state-of-the-art library with theatre and various other family entertainment centres such as Tudor Grange swimming pool/leisure centre, park/athletics track, several nearby private and public golf courses, numerous private gyms and an ice rink.

Finally, the town and surrounding areas benefit from access to Birmingham International Railway Station and Airport, the National Exhibition Centre, the National Indoor Arena, Genting Arena, and the fabulous Resorts World Birmingham with 50 outlet stores, 18 stylish bars and restaurants, an 11-screen cinema, and an international casino and hotel, all of which has a transport network, which is second to none, linking the area to London either via the M40 or M1, the south via the M42/M5, and access to the north along the M6 motorway corridor.





### Services, Utilities & Property Information:

Local Authority:

Solihull Metropolitan Borough Council

Tenure: Freehold | EPC: D | Council Tax Band: G

Construction type: Brick, Stone, Slate and Tiles

Utilities: Mains Water, Electric, Mains Sewerage, Gas Central Heating Throughout

Mobile Phone Coverage: 5G mobile coverage available in the area. We advise that you check with your provider.

Broadband Coverage: FTTP Ultrafast broadband available in your area. We advise that you check with your provider.

Garage Parking Spaces: 1

Off Road Parking Spaces: 6

Total Internal Floor Area: 4639 sq ft

St Bernards Road is Situated in an Article 4 Conservation Area.

**Tree Preservation Order (TPO):** The property is affected by a Tree Preservation Order. Buyers are advised to make their own enquiries with the local authority regarding the protected trees and any restrictions or consents required for works to them.

**Directions** – What3Words <https://what3words.com/> Postcode: B92 7AX /// target.yards.keep

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Solihull, Knowle and Dorridge +44 (0)121 746 6400

### Website

For more information visit Fine & Country Solihull, Knowle and Dorridge <https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>

### Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

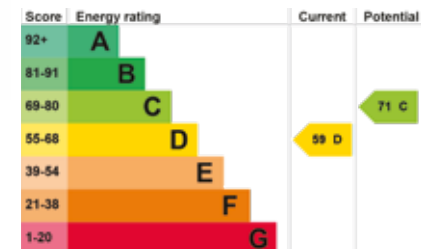
Sunday - By appointment only

# 43, ST BERNARDS ROAD SOLIHULL WEST MIDLANDS, B92 7AX



GROSS INTERNAL AREA: 4639 sq ft, 429m<sup>2</sup>  
 OPEN TO BELOW: 17 sq ft, 2m<sup>2</sup>, BALCONY: 194 sq ft, 18m<sup>2</sup>  
 GARAGE: 174 sq ft, 16m<sup>2</sup>, LOFT: 174 sq ft, 16m<sup>2</sup>  
 OVERALL TOTALS: 5,198 sq ft, 481m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed

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*We value the little things that make a home*



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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.

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