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ESTATE AGENTS

Appledore, Lady Lane
Earlswood, B94 6AQ



The Property

Set within rolling countryside on the edge of the sought-after village of Earlswood, Appledore is a newly completed Class Q barn conversion that redefines modern rural living. Behind its bold exterior of black vertical cladding lies a beautifully curated home — one that celebrates space, light, and craftsmanship in equal measure.

From the moment you approach through electrically operated gates, there's a sense of calm and exclusivity. The gravelled courtyard opens out to a generous turning circle and parking area framed by two impressive barns — one enclosed, one open — offering over 1,790 sq ft of versatile space. Whether for a collection of cars, creative pursuits, or business use, these outbuildings provide endless possibilities, with scope for future development subject to planning.

The main house is perfectly positioned behind a resin-bound terrace, complete with two elegant pergolas and a bespoke outdoor kitchen — creating an idyllic setting for alfresco dining and relaxed summer evenings. Every element of the outdoor space has been designed to complement the home's modern aesthetic while embracing the tranquillity of its rural backdrop.

Stepping inside, the attention to detail is immediately evident. Sleek glazed doors lead into a practical yet stylish utility and boot room, fitted with Bosch appliances, storage, and a deep ceramic sink — the perfect arrival space after countryside walks.

Beyond lies the heart of the home: a breathtaking open-plan kitchen, dining, and living space bathed in natural light from a full wall of tilt and turn French doors and a striking circular roof window. The seamless flow between inside and out makes this an exceptional space for both everyday living and entertaining. The contemporary kitchen is a masterpiece of design — with slimline work surfaces, bespoke cabinetry, integrated Bosch appliances, and feature LED lighting that subtly enhances the ambience from day to night.

The living area is relaxed and welcoming, with ample space for dining and lounging — a perfect balance of comfort and sophistication.







The home offers three beautifully appointed bedrooms, all on one level, designed with flexibility in mind. The principal suite exudes calm luxury, complete with a chic en-suite shower room, while a second contemporary shower room serves the remaining rooms and guests.

Sustainability and innovation underpin every aspect of Appledore's design. With underfloor heating, an air source heat pump, and high-performance insulation, this is a home that delivers both comfort and conscience — effortlessly efficient, quietly luxurious.

Appledore is more than a home — it's a lifestyle. A rare blend of cutting-edge architecture, rural serenity, and everyday practicality, offering an extraordinary opportunity to live beautifully in one of Earlswood's most coveted locations.

The Location

Nestled amidst rolling Warwickshire countryside, Earlswood is a picturesque and highly sought-after village that perfectly balances rural tranquillity with excellent accessibility. The area is known for its beautiful scenery, walking trails, and the renowned Earlswood Lakes, which provide a wonderful backdrop for outdoor pursuits. The village itself offers a welcoming community with local amenities including a village store, cosy pubs, and nearby farm shops, while the larger centres of Solihull and Redditch are just a short drive away for wider shopping, dining, and leisure options. With strong transport links, highly regarded schools, and easy access to the M42 and Warwickshire countryside, Earlswood is the ideal setting for those seeking a refined rural lifestyle within easy reach of the city.





1



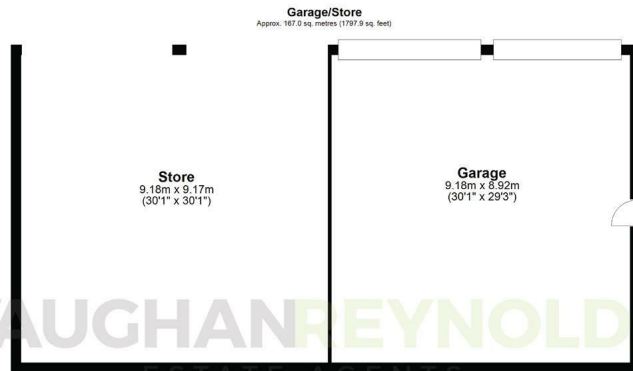
3



2



0.20 acre(s)



Total area: approx. 232.2 sq. metres (2499.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water and electricity. Private drainage. Air source heat pump servicing heating and hot water.

Local Authority: Solihull, Council Tax Band TBA New Build

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