**DM&Co.**
**SALES & LETTINGS**

**EASTWOODHAY GUEST HOUSE**
**BICKENHILL ROAD**
**MARSTON GREEN**
**B37 7EU**

A magnificent period residence with over 6,000 sq ft of accommodation, Eastwoodhay offers exceptional scope as a grand family home or an exciting development project. It has been a successful guest house for the current owners, sitting within 0.87 acres of mature gardens and includes six reception rooms and 15 bedrooms, 14 with en-suites. A submitted pre-application in 2024 adds further potential, subject to planning.

# EASTWOODHAY GUEST HOUSE

Built in 1911, Eastwoodhay is a striking period property, with over 6000 sq ft of accommodation, set within a 0.87 acre plot. Ran as a successful guest house for many years, it features six reception rooms, 15 bedrooms (14 en-suite) and retains many original features. A 2024 pre-application response supports conversion into five dwellings plus one new-build home, subject to planning. Ideal for families, developers, or hospitality use, this property offers huge flexibility. Located just one mile from Marston Green Village, with excellent links to Solihull, Birmingham, the NEC and major transport hubs. Eastwoodhay is a rare opportunity to acquire a property with such scale, character and versatility in a truly sought after location. Whether you wish to restore it to a magnificent family residence or explore its development potential, this property is a must see.

On entering the property you are welcomed by a striking hallway featuring high ceilings and a sweeping staircase. The ground floor offers six generous reception rooms, two kitchens, utility and guest cloakroom. The original stables have been converted to provide an additional 7 bedrooms all with en-suites, in a covered courtyard setting with a games area.

To the first floor there are 6 bedrooms, all with en-suites, and an additional bathroom. To the second floor there are a further two bedrooms, one with an en-suite.

The property sits within 0.87 acres of mature, private gardens, offering scope for landscaping or further development. The grounds include off-road parking for a large number of vehicles.
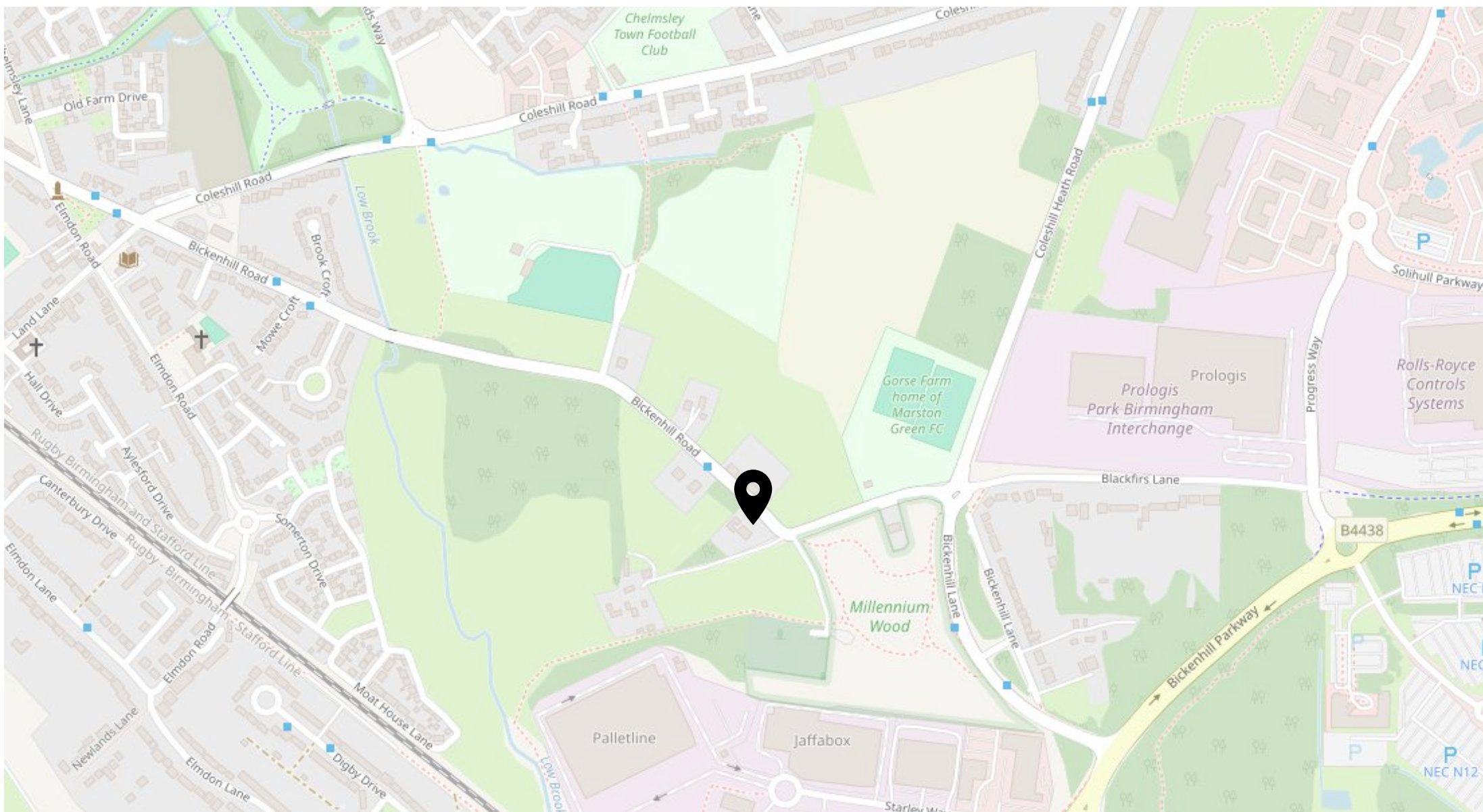
# LOCATION

Eastwoodhay enjoys an enviable setting just one mile from Marston Green and within easy reach of Solihull (6 miles) and Birmingham City Centre (10 miles). Birmingham Airport, Birmingham International Station, the NEC, Birmingham Business Park, and HS2 development are all just a few miles away, making this a superbly connected location. The property also benefits from excellent access to the Midland motorway network.

# Ground Floor
Approx. 385.3 sq. metres (4147.1 sq. feet)

**Conservatory**
5.04m (16'7") max
x 8.81m (28'11")
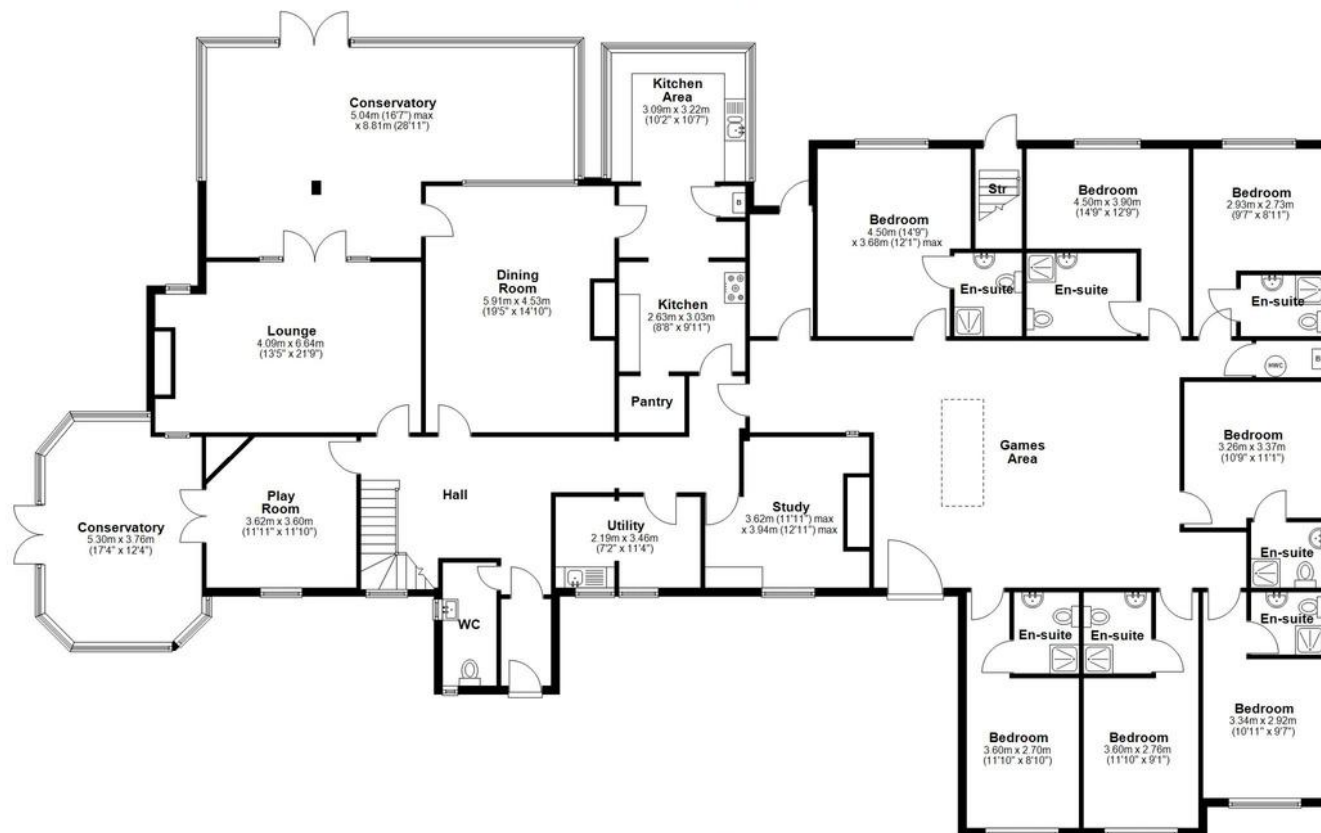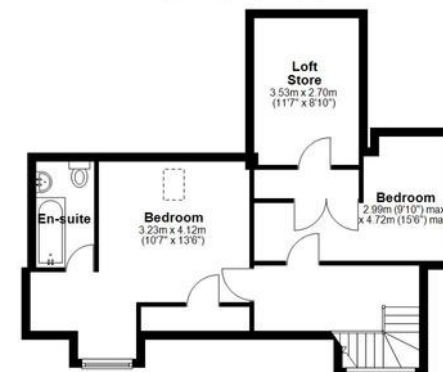
**Kitchen Area**
3.09m x 3.22m
(10'2" x 10'7")

**Dining Room**
5.91m x 4.53m
(19'5" x 14'10")

**Kitchen**
2.63m x 3.03m
(8'8" x 9'11")

**Bedroom**
4.50m (14'9")
x 3.68m (12'1") max

Str

**Bedroom**
4.50m x 3.90m
(14'9" x 12'9")

**Bedroom**
2.93m x 2.73m
(9'7" x 8'11")

**En-suite**

**En-suite**

**En-suite**

**Lounge**
4.09m x 6.64m
(13'5" x 21'9")

WC

**Bedroom**
3.26m x 3.37m
(10'9" x 11'1")

**Pantry**

**Games Area**

**En-suite**

**Conservatory**
5.30m x 3.76m
(17'4" x 12'4")

**Play Room**
3.62m x 3.60m
(11'11" x 11'10")

**Hall**

**Utility**
2.19m x 3.46m
(7'2" x 11'4")

**Study**
3.62m (11'11") max
x 3.94m (12'11") max

**En-suite**

**En-suite**

**En-suite**

**En-suite**

**Bedroom**
3.60m x 2.70m
(11'10" x 8'10")

**Bedroom**
3.60m x 2.76m
(11'10" x 9'1")

**Bedroom**
3.34m x 2.92m
(10'11" x 9'7")

**WC**

# Second Floor
Approx. 52.2 sq. metres (562.2 sq. feet)

**Loft Store**
3.53m x 2.70m
(11'7" x 8'10")

**En-suite**

**Bedroom**
3.23m x 4.12m
(10'7" x 13'6")

**Bedroom**
2.99m (9'10") max
x 4.72m (15'6") max

# First Floor
Approx. 169.7 sq. metres (1827.1 sq. feet)

**En-suite**

**Bedroom**
3.63m x 2.27m
(11'11" x 7'5")

**Bedroom**
4.09m x 3.92m
(13'5" x 12'10")

**Bedroom**
5.00m (16'5")
x 2.20m (7'3") max

**Bedroom**
4.09m x 3.03m
(13'5" x 9'11")

**En-suite**

**En-suite**

**Store Room**
4.43m x 3.77m
(14'6" x 12'4")

**En-suite**

**Eaves Store**

**Bedroom**
2.37m x 4.02m
(7'9" x 13'2")

**Eaves Store**

**Eaves Store**

**En-suite**

**Bedroom**
3.45m x 2.60m
(11'4" x 8'6")

**En-suite**

**Bedroom**
3.62m (11'11")
x 4.06m (13'4") max

**En-suite**

**Bathroom**
2.25m x 2.99m
(7'4" x 9'10")

Total area: approx. 607.3 sq. metres (6536.4 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s).
No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

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## FEATURES

- Detached Period Property
- Over 6,000 Sq ft Of Accommodation
- Six Reception Rooms
- Fifteen Bedrooms, Fourteen En-Suite Facilities
- Set Within 0.87 Acre Grounds
- Positive 2024 Planning Pre-Application
- Residential, Commercial Or Development 0pportunity
- Superb Location
- Large Driveway For Parking
- No Upward Chain

**SIZE**     Total - 6,536  sq ft

**TENURE**     Freehold

**FLOOD RISK**     Very Low

### SOLIHULL METROPOLITAN BOROUGH COUNCIL – C

The Guest House is mixed use – 50% Residential and 50% Business

### SERVICES

Gas & Electricity services are connected to the property. Sewage is via a septic tank. However, it is advised that you confirm this at point of offer.

### BROADBAND

| Type | Max download speed | Max upload speed |
|------|--------------------|------------------|
| Standard | 6 Mbps | 0.8 Mbps |
| Superfast | - Mbps | - Mbps |

**Network in the area**: Ask Agent

### VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

📞 0121 775 0101

@ sales@dmandcohomes.co.uk

*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.*
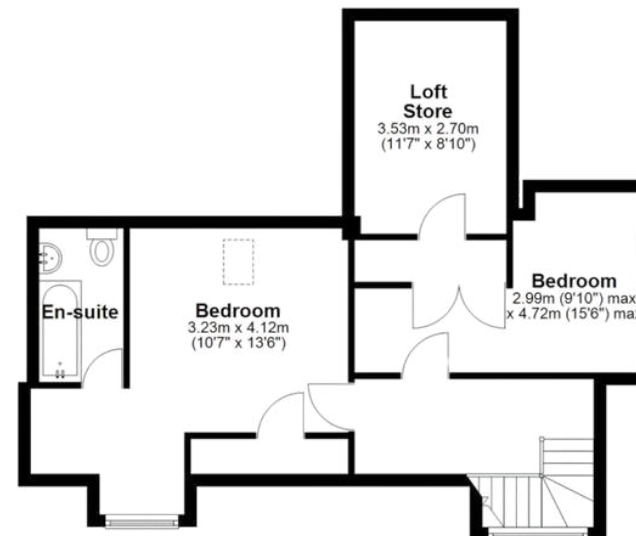
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