



8 BEDROOM DETACHED HOUSE FOR SALE IN EDGBASTON

Guide Price **£4,000,000**



REF: 3466711

PROPERTY FEATURES

- Over 13,000 sq.ft of accommodation
- Stunning period features
- Upgraded heating system 2020
- Formally known as The Queen's Guesthouse
- Double 2 storey garage with numerous outhouses
- Breathtaking rear garden + private lake
- Freehold | EPC: N/A | Tax Band: H
- 8 bedrooms & 5 bathrooms
- Exclusive location
- Electric gated drive

Fine and Country present this exceptional and historic real estate opportunity. Previously owned and occupied by the Lucas family of Lucas Industries, Gur-Mehar, one-time known as 'The Dell' is an exquisite Victorian Grade II listed family home extending to over 13,000sq ft of accommodation. Regal in stature and situated in one of the city's most sought after locations on the Calthorpe Estate in Edgbaston.

The property has been meticulously maintained over the years and has undergone improvements but preserves many of the original architectural and characteristic details of the late Victorian era. High Ceilings, deep architraves, gilded and ornate plasterwork to ceilings and cornices give the house a stately feel. The grand proportions and impressive volume, make this magnificent home truly distinguishable. Elegant, spacious, and bright, the house is perfectly suited to the discerning buyer and entertaining on a large scale. Having played host to members of The Royal Family, such as Princess Anne, Princess Margaret and, according to the newspapers in 1986, Princess Alexandra stayed overnight during her visit to Birmingham.

This 8-bedroom, 6 reception room property, Numerous outhouses and cavernous cellars give the opportunity for further enhancement (subject to planning).

The grounds to the rear of Gur-Mehar are considerable in size. Split in two, the first tier of the gardens are laid mainly to lawn with deep mature borders and a pathway

leading from the terrace down to the original brick wall with wrought iron gate. This leads through to the second tier of the gardens. This area is vast and consists of formal flower beds and vegetable garden, to the side of this area is the private lake, which is a host for the wonderful wildlife you would expect in the leafy suburb of Edgbaston. Falcons and the odd muntjac have also been spotted here. Originally the main entrance to the home would have been at the back of the property, meaning the property is as aesthetically pleasing from the rear as the front. The property sits on approx. one acre of land, with a further one acre of land and private lake adjoining, which is on an annual tenancy with Calthorpe Estates at £150PCM. (Buyers will need to make their own enquiries)

Agent's notes

All measurements are approximate and quoted in metric with imperial equivalents 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. For a free valuation, contact the numbers listed on the brochure.

Property Information

Property construction: standard construction

Electricity, gas, water + sewerage: all mains connected

Heating: mains connected central heating

Broadband: standard, superfast broadband available, we advise you speak with your provider.

Mobile signal: 4G & 5G available, we advise you to speak with your provider.

Parking: Double garage with driveway parking for multiple vehicles.

Council Tax: Band H

Special notes: This property is Grade II Listed.

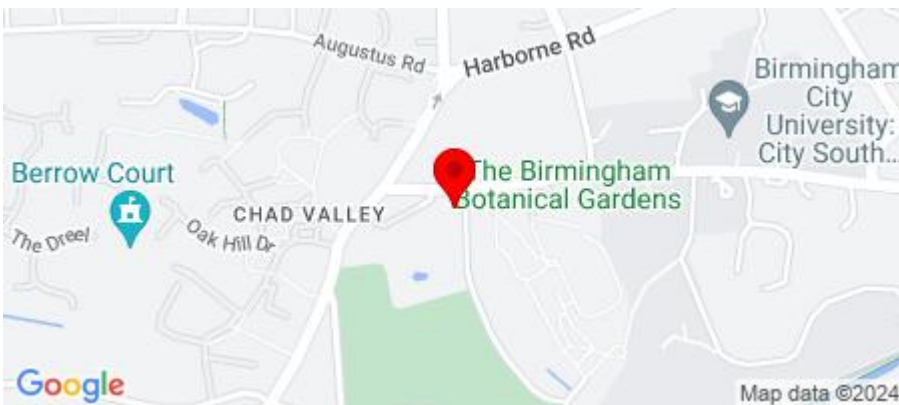
PROPERTY PHOTOS







LOCATION



No Media available

FLOORPLANS



GROSS INTERNAL AREA: 10930 sq ft, 1017 m2
 ADDITIONAL AREAS TOTAL: 2138 sq ft, 198 m2

OVERALL TOTALS: 13068 sq ft, 1215 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY