



Barn 2, Lea End Lane
Alvechurch | Worcestershire | B48 7AY

FINE & COUNTRY

BARN 2, LEA END LANE

This enchanting, spacious, family home is set within a private, gated, barn conversion complex of seven other individual properties, surrounded by a patchwork of outstanding landscape. Magnificently transformed into domestic dwellings some years ago, No.2 has been the much treasured home for its present owners for the past five years.





Located in the heart of the beautiful Warwickshire countryside, just a short drive from Alvechurch village, is this delightful barn conversion set behind a private gated development within a courtyard of eight dwellings. With beautiful features and exposed beams throughout, the property offers spacious, well-proportioned accommodation including three reception rooms, three double bedrooms all with en-suite bathrooms, a lovely breakfast kitchen and charming rear gardens with fabulous open countryside views.





Seller Insight

“The owners were desirous of moving into a more rural location. However, both having busy professional lives, it was vital that they had ease of access to both road and rail links. This house, together with its fabulous location, ticked their boxes admirably, and they knew immediately that this must be their future home. They were not only delighted with its design and layout, but the use of natural materials, alongside an obvious high specification of workmanship. It is a home which includes the luxuries and conveniences for a modern day lifestyle, but one that respects the unique history of the original barn. In addition, natural daylight streams throughout, with an outlook which embraces its fabulous surroundings. Accommodation is space generous with many options on its use. What had previously been utilised as a children's playroom has become an indispensable home office. With such internal and external space, the house is perfect for sharing with groups of friends and family.

The owners have given much thought to the landscaping of their outside space and have created two welcoming external areas for relaxation. One of these is at the end of their garden which becomes a magical space for external dining with friends and family. Its facilities also enable the owners to host a film watching evenings on occasions.

Beautifully tucked away in this rural idyll, but with the added advantage of being close to excellent amenities. Urban centres such as Solihull and Leamington Spa are very close, as is Stratford upon Avon. In addition, it is so easy to access and explore the beautiful Cotswolds. Local walks direct from the house are numerous, whether to the local pubs, along the canal towpaths, or just along the many lanes and bridleways through local countryside.

It is for logistical family reasons that the owners are saying farewell to their special home. They often reflect on how thrilled they were to discover their lovely home, but also on the amazing lifestyle which they have experienced whilst living in this incredible location.

*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.























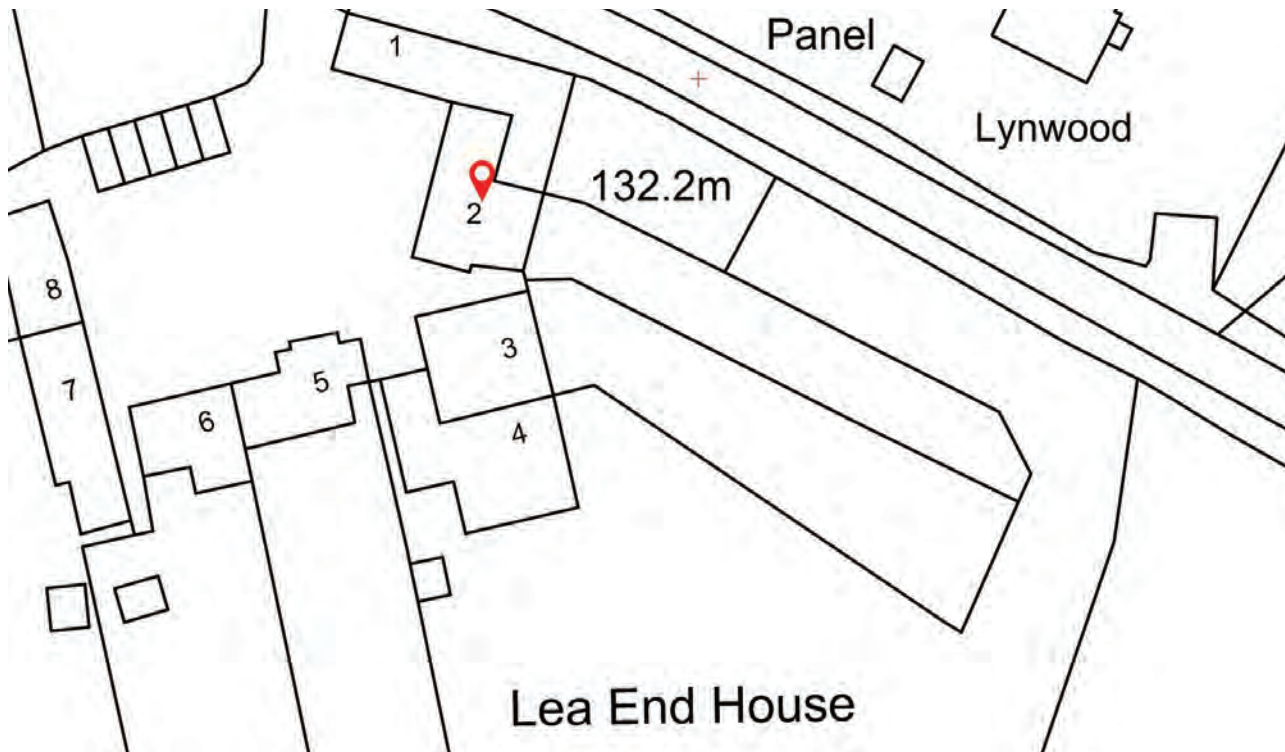




ALVECHURCH

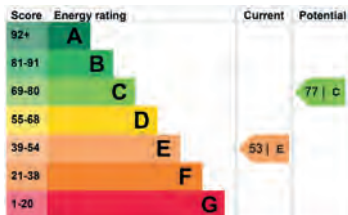
The village of Alvechurch is situated about 4 miles north of Redditch in a hollow upon the main road to Birmingham. A cross-road leading eastwards in the direction of Bromsgrove constitutes the centre of the village. Sited within the Worcestershire district of Bromsgrove, Alvechurch is one of Bromsgrove's 20 parishes and shares boundaries with Beoley, Wythall, Barnt Green, Cofton Hackett and Tutnall & Cogley Parishes. The parish also borders both the city of Worcestershire and Redditch new-town and is therefore a vital part of the West Midlands Green Belt that serves as a buffer between conurbations. The only part of the parish that is not covered by the Green Belt classification is the centre of Alvechurch village itself. The resultant restrictions on new building development in the Green Belt mean demand for new housing in the parish is high. Alvechurch Village Centre is a designated Conservation Area, host to a number of listed buildings originating from the 15th century. The parish church of St Laurence is listed grade II. The parish is host to good transport links of all types including (by road) the north/south A441 and the east/west M42, (by rail) the Redditch/Lichfield cross-city service, and (by canal) the Worcester Worcestershire canal. The river Arrow flows from its source in the nearby Lickey Hills through the parish and out towards Alcester.



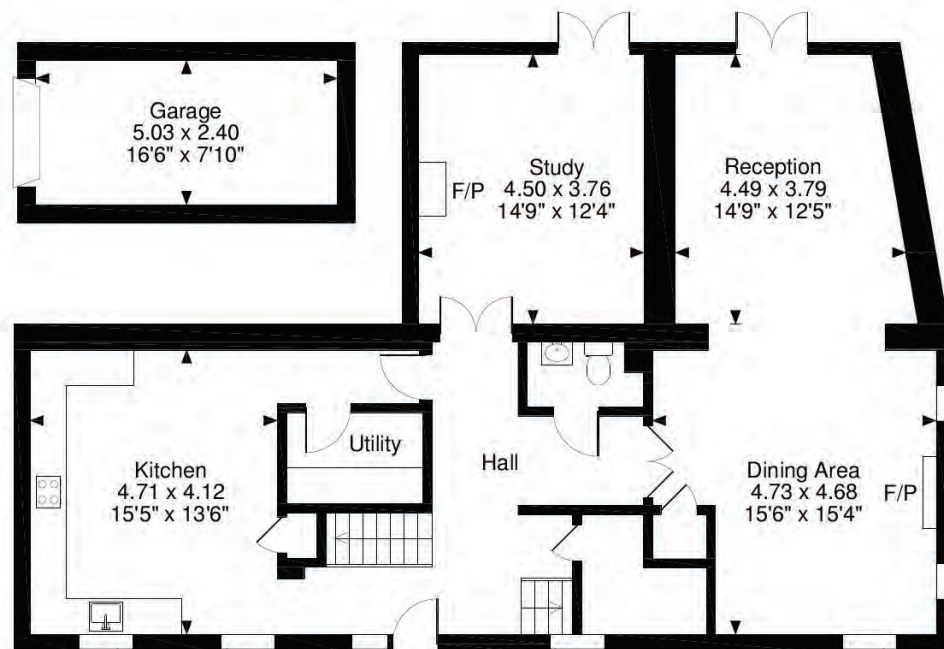


The property has the following services:
 Mains: electricity, water
 Private Drainage via a Klargester
 Oil fired Central Heating (Private Oil tank located in the garden)
 High Speed Broadband
 Council: Bromsgrove District Council
 Band: F
 £30 pcm communal maintenance fee
 The property is Freehold

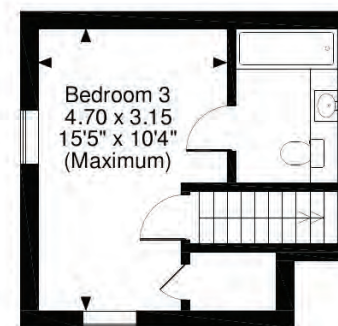




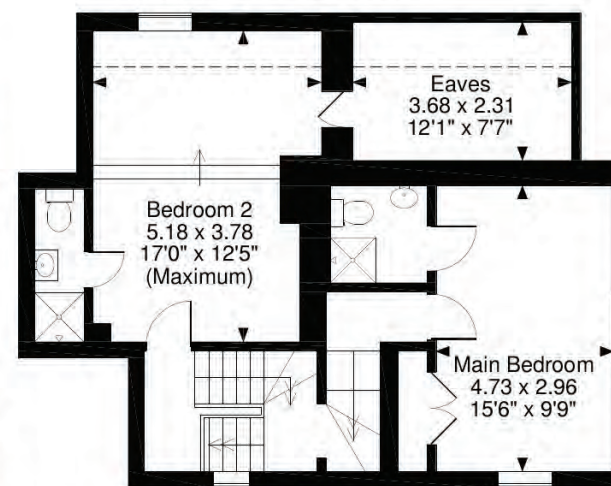
Lea End Lane, Hopwood, Birmingham
Approximate Gross Internal Area
Main House = 1939 Sq Ft/180 Sq M
Garage = 130 Sq Ft/12 Sq M



Ground Floor



First Floor Above Kitchen



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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With over 17 years combined service within the Fine & Country family, we took the unique step 5 years ago to form a joint partnership combining each of our individual skills to greater effect offer our clients an unrivalled level of service. We enjoy the challenge of exceeding our client's expectations and take great pleasure in helping people move home as smoothly and stress free as possible.

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“We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process”... “Well worth the fee paid”

“A big thank you to both Martin and Rachel”

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FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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