



7 Lea End House
Lea End Lane | Hopwood | Alvechurch | Worcestershire | B48 7AY

7 LEA END HOUSE

7 Lea End House is a charming barn conversion, within a courtyard of eight dwellings. It enjoys a tranquil setting, with views, 'to die for,' across the softly rolling Worcestershire countryside. It was exactly what the present owners had been searching for and had the added benefit of being a mere eleven miles to Birmingham, thus making it the ideal commuter home.



With outstanding open countryside views, a wealth of character and charm and beautifully presented throughout, this stunning 3 double bedroom barn conversion offers idyllic rural living in the heart of the picturesque Warwickshire landscape. Located within easy reach of Alvechurch village and excellent commuter links, the well-proportioned accommodation also offers a beautiful breakfast kitchen, utility, 2 delightful reception rooms, 2 bathrooms, an outdoor separate office, an acre paddock complete with a duck pond, delightful rear garden, separate garage and a private gated entrance into the communal courtyard.

Dating back several hundred years and retaining a wealth of original exposed beams and wonderful character, this barn conversion in 2006 has achieved the perfect balance of modern family living with the charm and character of idyllic country life.

As you enter through the oak front door you are immediately taken with the fabulous reception hallway with large flagstone flooring and a high vaulted exposed beamed ceiling. A smart fitted cloakroom leads off and under the stairs is useful storage. The breakfast kitchen is delightful, having been opened up and re-fitted by the present owners. Incorporating a stylish Aga, beautiful granite and quartz tops, a double Belfast sink to one end and a further sink preparation area to the other. There is ample space for a dining table and chairs and with outstanding views across the gardens and open countryside beyond, this warm and wonderful space really is the heart of the home. There is a useful utility room that houses the Worcester oil boiler together with an undercounter freezer, washing machine and plenty of storage cupboards.











There are 2 beautiful reception rooms, both with lovely rear views and ample space to relax and enjoy the surroundings. The dining room has superb oak fitted bookshelves and excellent space for entertaining. Both the dining room and living room have engineered oak flooring and the charming living room has double oak doors leading out to the garden terrace and a delightful wood burning fireplace for cosy winter evenings.

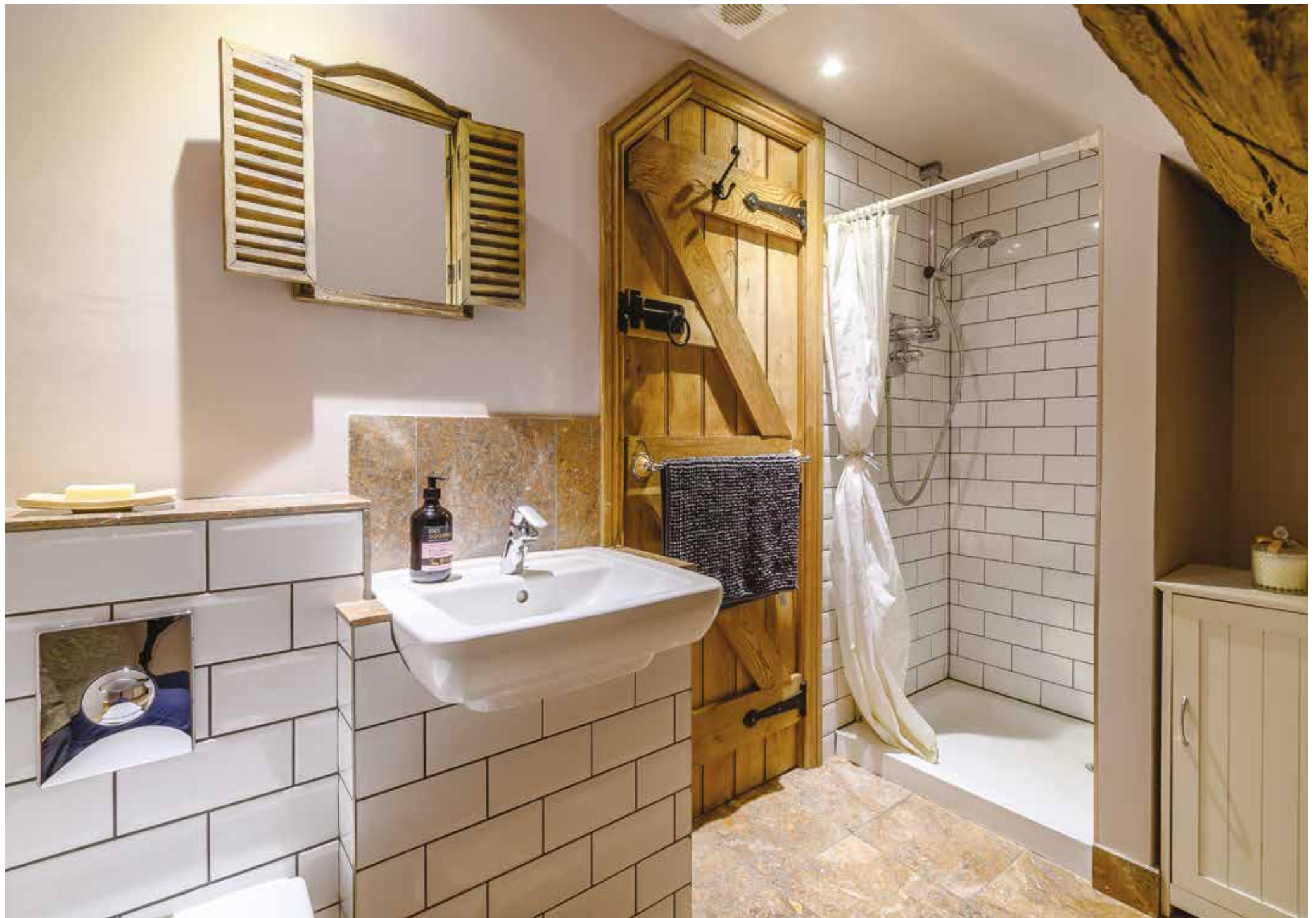


The property has 2 separate staircases leading to the first floor, offering 3 double bedrooms and 2 bathrooms all with oak flooring and superb exposed beams. To the far end is a complete separate suite comprising of a delightful double bedroom, en-suite with a shower and built-in wardrobes. The second staircase splits to 2 further double bedrooms, bedroom 3 with built in storage cupboards and eves storage to the landing and the second, main bedroom, also has excellent fitted wardrobes and access across the landing to the beautifully presented bathroom, with a bath and shower above.









Seller Insight

“The barn is part of a former dairy farm that was meticulously converted in 2006. The only major change the owners made was to convert the kitchen into one large farmhouse kitchen, complete with Aga. This is the sociable hub of the home and where it is a pleasure to spend time cooking, eating and just chatting round the table, with the window acting as a frame to views across the garden.

Everyone remarks on the bright, welcoming atmosphere of the barn and its many individual and pleasing qualities. As you enter the hallway you are intrigued by the elegant oak staircase that divides into two, and the beautiful original beams that add to the overall delight of first impressions.

The stunning beams are found throughout the house and in the living room, combined with an original brick fireplace, log burner and patio doors to make an ultra comfortable and chic room for relaxation or entertaining. It is a warm winter refuge and a summer room where you can invite the outside in.

The owners explain that the house is at its best when full of people, but the rear garden and fabulous views are the jewels in the crown of this very special property. The private, fenced garden runs down to the paddock and fields beyond. You can simply just sit by the pond; enjoy alfresco dining on the patio or, in colder weather, by the warmth of the fire pit. Once the home of ducks, chickens and pet sheep, it is now alive with bird life. To work in the outside heated office is not a hardship with such views to savour.

Lea End House is a few minutes from community minded Alvechurch village with shops for everyday provisions. The wider area has many attractions: there are beautiful Cotswold walks, and Leamington Spa, Solihull and Stratford upon Avon are all easily accessible via the A441 and M42.

The owners have loved 7 Lea End House and will miss the superb lifestyle they have experienced, and the peaceful evenings sitting on the patio watching the flaming skies of a summer sunset steal across the sky. They will take away many happy memories.

*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.





Outside

The barn is approached across a privately gated gravelled courtyard, offering parking directly to the front of the property and also in front of the single garage with loft space above. One of the most outstanding features of this property is its stunning rear garden and paddock with delightful views of the rolling Worcestershire countryside. Occupying a wide South West facing plot with beautifully maintained well stocked grounds, immaculate lawns, beyond which is your own 0.95acre paddock with various outbuildings, a greenhouse and raised beds, and a very charming mature duck pond, all makes this home a very special place indeed. In addition to this there is also a most useful 'Malvern Garden Buildings' air-conditioned and heated summerhouse/office with light, power and telephone points. There is also side access from front to back for easy access into the garden and access to the oil tank.



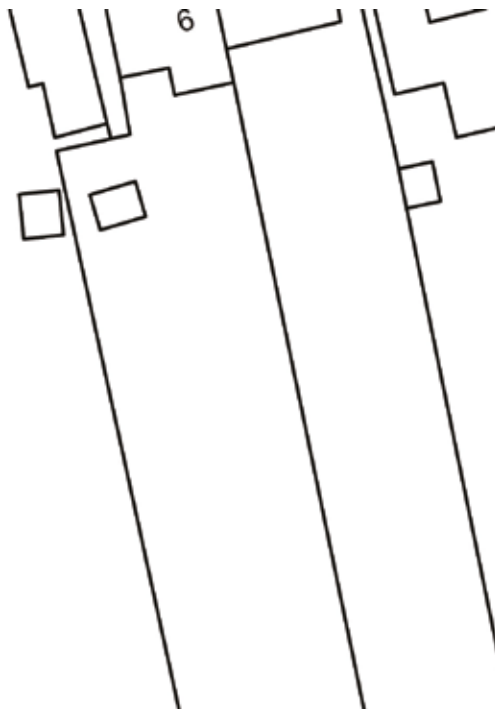
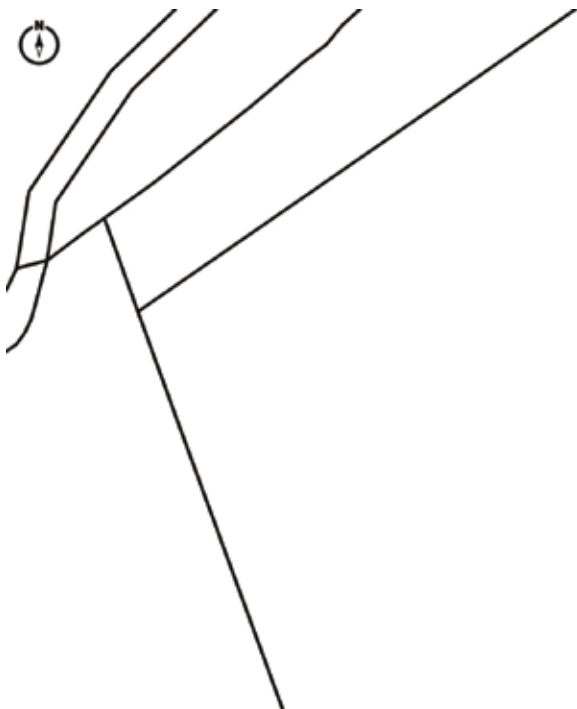




LOCATION

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 & Cobley 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.





Services

Mains water and electric
Private drainage via a Klargester
Oil fired central heating
Broadband

Tenure

Freehold

Local Authority

Bromsgrove District Council
Council Tax Band F

Other Property Information

LEHMC management company - communal
maintenance fee of £30/month

Viewing Arrangements

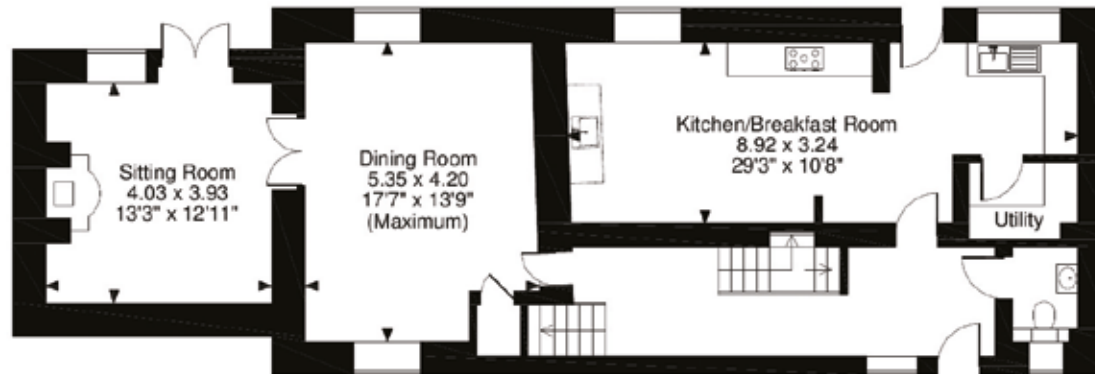
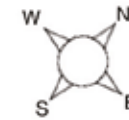
Strictly via the vendors sole agents Fine & Country on
0121 7466400

Website

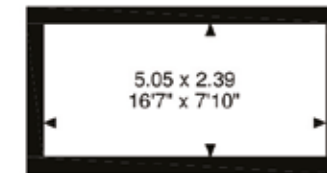
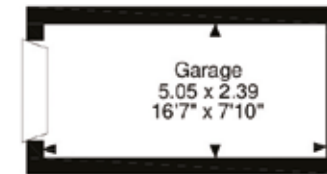
For more information visit <https://www.fineandcountry.com/uk/solihull>



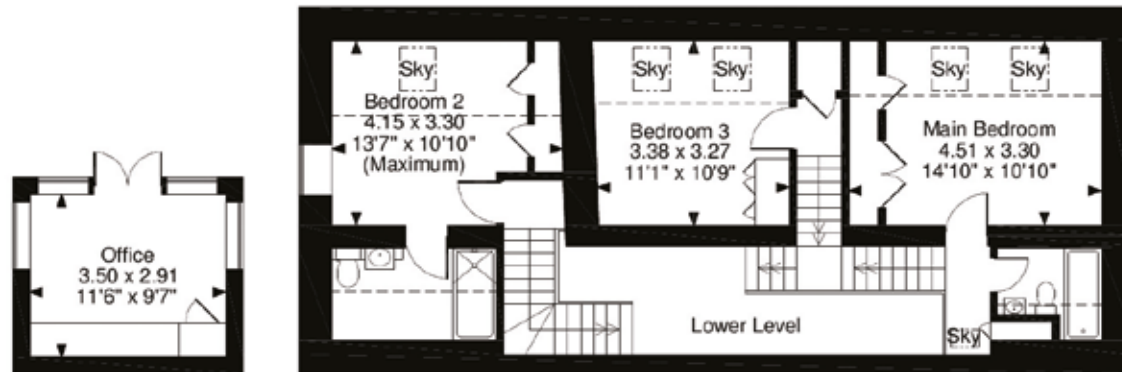
Lea End House, Lea End Lane, Hopwood, Alvechurch
Approximate Gross Internal Area
Main House = 1472 Sq Ft/137 Sq M
Garage Building = 252 Sq Ft/23 Sq M
Outbuildings = 195 Sq Ft/18 Sq M



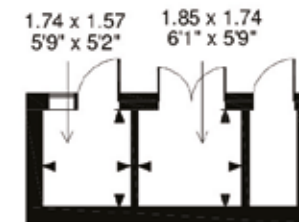
Ground Floor



Storage Space above Garage



First Floor



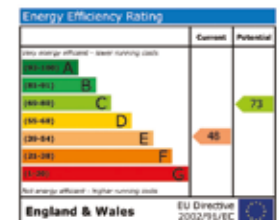
Sheds

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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“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

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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