



Swallows Barn, Brockhill Lane

Alvechurch

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Located at the top of Weatheroak Hill lies this exceptional Grade II listed barn conversion, offering approximately 3,795 sq. ft. of beautifully crafted living space and outbuildings, set within an idyllic 1.3-acre plot bordering the prestigious 170-acre Kings Norton Golf Course. Originally converted in 2007 to an exemplary standard, this stunning home boasts an array of characterful features blended seamlessly with modern luxury.

The property features five generously sized bedrooms and four bathrooms, arranged across two floors, with a versatile ground-floor wing, ideal for annexe-style living. The expansive three reception rooms provide an abundance of space, perfect for both family life and entertaining.

Externally, the home is approached via electronic gates, leading to a sweeping driveway through the impressive grounds including some magnificent mature trees including a Sequoia. The beautifully landscaped formal rear garden enjoys a southerly aspect and tranquil surroundings. Additional benefits include three outbuildings, a separate double garage, and an eco-friendly ground-source heat pump.

Description

This immaculate barn conversion offers bright and airy ground-floor accommodation, designed with a natural flow that connects each living space effortlessly.

Upon entering, a welcoming entrance hall leads to a guest WC and a stunning bespoke kitchen, fitted with high-quality Miele appliances, Quooker tap, a central island, and a spacious breakfast dining area. Two sets of double doors open to both the front and rear gardens, enhancing the indoor-outdoor living experience. A glazed door leads to the living room, featuring a log burner and an incredible double-height window—once the original barn entrance—along with double doors that frame the rear garden.

Seamlessly connected via double glazed doors, the formal dining room exudes charm with a beamed ceiling, a door to the garden, and an open-riser staircase leading to the first floor. From here, an additional hallway with outdoor access leads to a modern shower room with a Velux window. Adjacent the dining room, a versatile office/bedroom five showcases an exposed beamed ceiling and direct garden access.





The south wing of the barn offers annexe potential (should this be required) perfect for multi-generational living, beginning with a large utility room with garden access. This leads into an impressive sitting room, featuring a vaulted ceiling, abundant natural light from three velux windows, and two sets of doors opening to the garden. Beyond, a generously sized double bedroom with a vaulted ceiling and garden access is complemented by a modern shower room.

With every ground-floor room (with the exception of the WC and shower rooms) opening onto beautifully landscaped gardens, this home provides an unparalleled sense of space, light, and connection to the outdoors—an ideal setting for hosting, dining, and embracing countryside living.

The first floor of this stunning barn conversion is just as impressive as the ground floor, featuring a spacious landing illuminated by breathtaking floor-to-ceiling windows within the stairwell, flooding the space with natural light.

This level offers a well-appointed double bedroom, positioned adjacent to a family bathroom. A striking mezzanine balcony with velux window overlooks the living room below, showcasing the barn's incredible sense of space and character. Beyond the mezzanine, an additional generous double bedroom provides a peaceful retreat.

The highlight of the first floor is the luxurious master suite, complete with a feature circular window, private dressing room and a contemporary en-suite shower room, designed to the highest specification.



Outside

Set within 1.3 acres of breathtaking grounds, this exceptional property is accessed via a pair of electronic gates, opening onto a sweeping driveway that leads through the lush gardens before arriving at the impressive frontage. Here, there is ample parking for multiple vehicles, along with a detached double garage for secure parking.

The front wrap around gardens are a stunning expanse of lush lawn, adorned with a collection of magnificent mature trees, including a majestic sequoia, adding a sense of grandeur and history to the landscape. A front patio and meandering pathway lead to a seasonal planted bed, offering bursts of color throughout the year.

The SOUTH-FACING rear formal gardens have been beautifully landscaped, designed to offer both elegance and functionality. A generous patio area provides the perfect setting for outdoor dining and entertaining, overlooking a sweeping lawn with a striking stone water feature and feature mosaic of a bird within the wall. A dedicated formal topiary area, interspersed with seasonal planted beds, creates a picturesque and serene retreat.

Beyond the formal gardens, a private, enclosed section—tucked away and bordered by fencing—is ideal for those with a passion for gardening. This space is perfect for vegetable growing, complete with raised beds and a greenhouse for year-round cultivation.

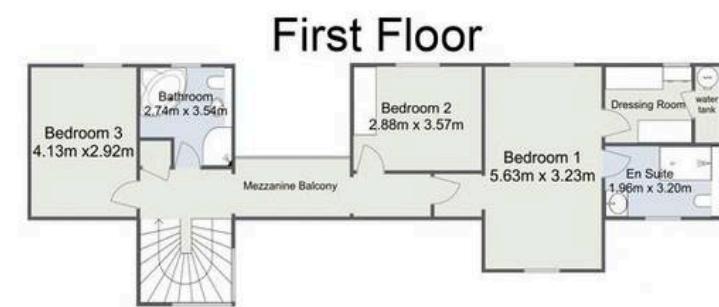
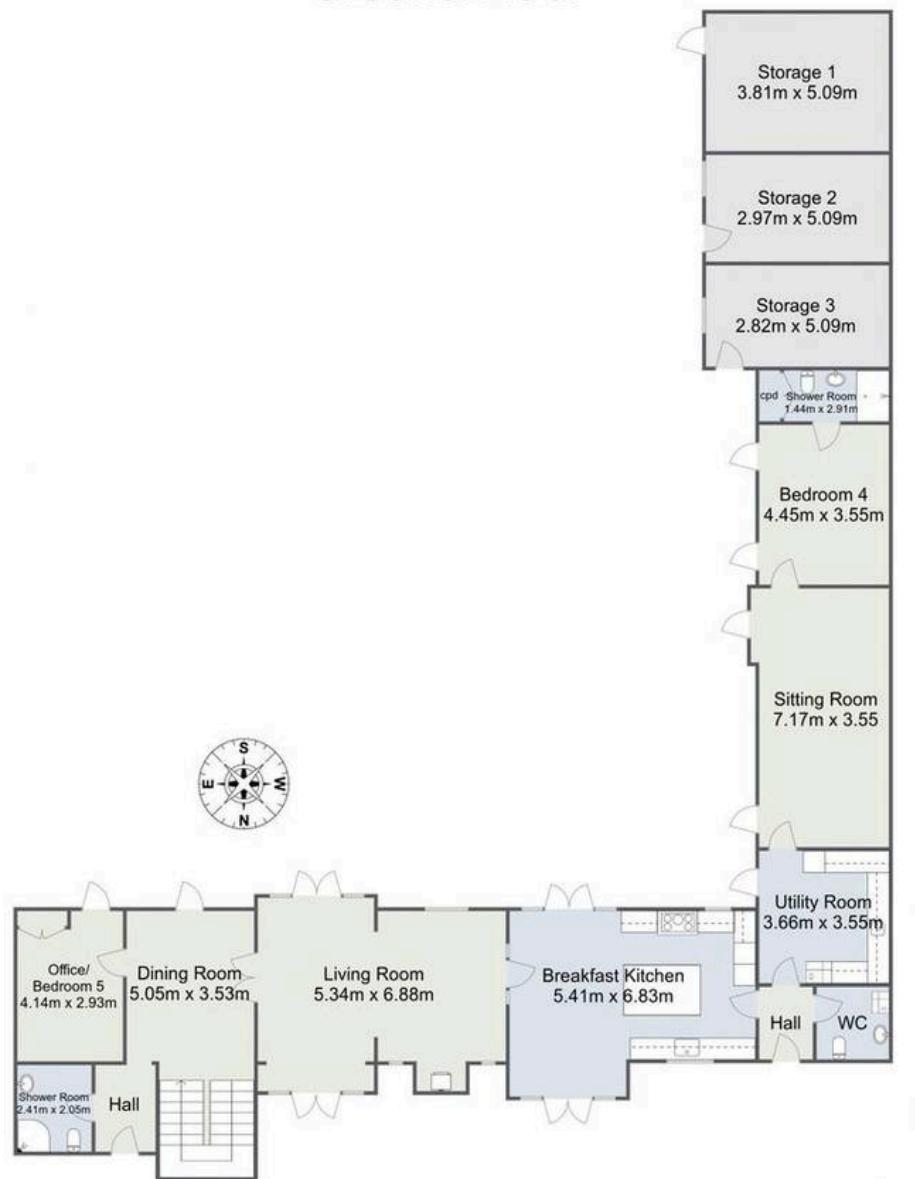
Adjoining the barn, a large timber clad outbuilding is thoughtfully divided into three separate spaces, two of which feature windows, making them incredibly versatile—ideal for a workshop, studio, gym, or further storage.





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Ground Floor



Total Approximate Area (Excluding Outbuildings and Double Garage): 259.4 sq. m (2,792.15 sq. ft)
Total Approximate Area (Including Outbuildings and Double Garage): 352.6 sq. m (3,795.35 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.
Floor Plans made using RoomSketcher.



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