



Bridge Farm House, Bittell Farm Road, Hopwood, Alvechurch, B48 7AF

£750,000

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Summary

A detached residence with generous accommodation of approximately 4,632 sq. ft offering huge potential for refurbishment and expansion (subject to necessary planning consents), all set within a plot of approximately 0.25 acres. Currently, the residence is very suitable for an extended family or a care type facility, including a 'guest wing' or annex space.

The property is positioned in an enviable semi-rural location, enjoying walks along the beautiful Worcester and Birmingham canal with a popular Marston's owned canal side eatery on the doorstep, just 5 minutes from the Midlands motorway network and easy access to local amenities within both Barnt Green, Alvechurch and Longbridge.

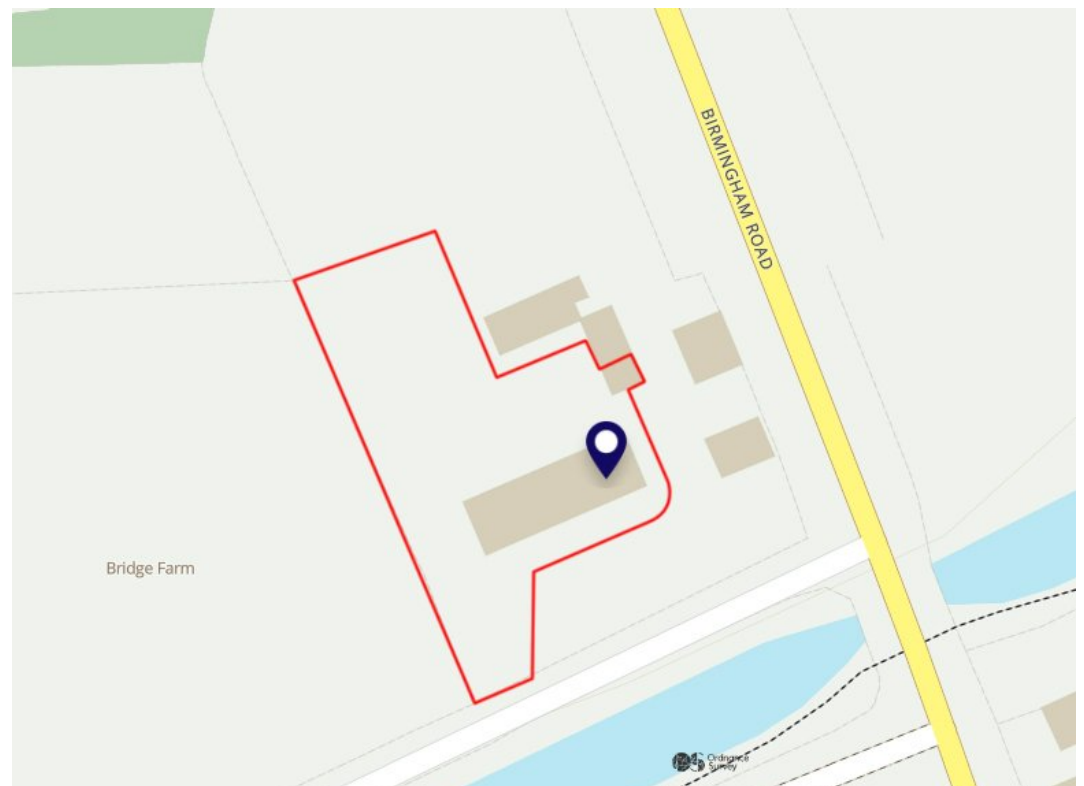
Description

The highly versatile accommodation comprises: Enclosed porch, grand entrance hall with guest WC and cloaks cupboard, generous triple aspect living room, sizeable office, formal dining room, large kitchen/diner and lobby leading to a large walk in storage cupboard, utility room and rear hall.

The first floor features a galleried landing, master bedroom with luxury en suite bathroom, three additional double bedrooms and house bathroom.

The vast second floor loft space is currently for storage but could potentially be converted into a bedroom suite.

Accessed from either within the main house or via it's own entrance at the front, the 'guest wing' (or potential annex facility) offers a large first floor double bedroom and separate WC.





Outside

An attractive lawned and paved garden of approx. 0.25 acres is located at the rear, continuing to the side and an integral double garage and adjoining garden room are both accessible from the front.

A 1 acre (approx.) adjoining paddock may be available by separate negotiation.

The residence is located upon a development containing three other barn dwellings that will feature common parts as well as already existing individual garaging (single garage included within the sale of Bridge Farm) therefore a service agreement and charges will be put in place (to be advised). A shared driveway will provide access to each property.

Location

The residence is situated between the quaint village of Alvechurch and rural Hopwood, conveniently located (and also within catchment) for Alvechurch First and Middle schools as well as shopping, pubs and restaurants within Alvechurch village centre, walks along the local canal network and Alvechurch railway station. 'The Hopwood House' is situated on the doorstep and two renowned public houses, the 'Peacock Inn' and the 'Coach and Horses' (with it's own mini brewery) lie approximately 2.3 miles away. The beautiful Lickey Hills are just a short distance away offering wonderful walks that enjoy panoramic views over the surrounding countryside.



Room Dimensions

Living Room 7.63m x 4.23m (25'0" x 13'10")
Office 3.32m x 3.57m (10'10" x 11'8")
Dining Room 5.15m x 3.84m (16'10" x 12'7")
Kitchen/Diner 4.17m x 5.28m (13'8" x 17'3")
Utility Room 3.61m x 3.68m (11'10" x 12'0")
Double Garage 6.15m x 5.54m (20'2" x 18'2")
Garden Room 4.45m x 2.72m (14'7" x 8'11")

Master Bedroom 6.48m x 4.24m (21'3" x 13'10")
En Suite 2.68m x 3.51m (8'9" x 11'6")
Bedroom 2 5.15m x 3.86m (16'10" x 12'7")
Bedroom 3 5.15m x 3.7m (16'10" x 12'1")
Bedroom 4 3.62m x 4.07m (max) (11'10" x 13'4")
Bathroom 2.45m x 3.41m (8'0" x 11'2")
Bedroom 5 5.1m x 5.67m (16'8" x 18'7")
Loft Room 7.19m (max) x 8.45m (23'7" x 27'8")

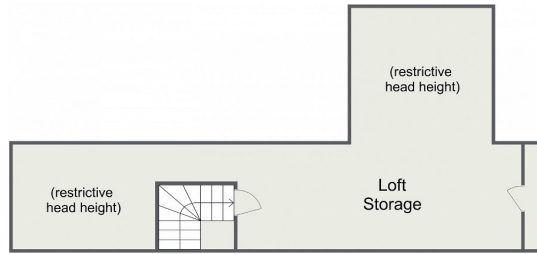
Council Tax Band: F

EPC: C

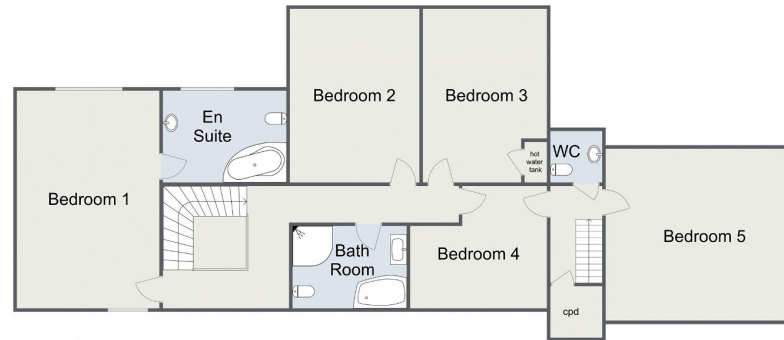


Bittell Farm Road, Alvechurch

Second Floor



First Floor



Ground Floor



Total Approximate Area: 430.3 sq. m (4,631.71 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.

For more information on this house or to arrange a viewing please call the office on:

0121 447 8300

Alternatively, you can scan the QR to view all of the details of this property online.

