



Hill Cottage, Scarfield Hill, Alvechurch, B48 7SF

£875,000

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Summary

An enchanting Edwardian cottage set in the picturesque rural outskirts of Alvechurch, within walking distance from canal side trails, train station, local public house, 'The Weighbridge' and just 0.6 miles from the centre of Alvechurch. The 1.63 acre plot (approx.) includes lush wrap around gardens, paddock and stables, making it the ideal property for those looking for on-site equestrian facilities with excellent local hacking just on the doorstep.

Description

Originally built for the manager of the Alvechurch brickworks, this splendid 2,000 sq. ft home exudes timeless charm and boasts well proportioned accommodation including an enclosed porch, entrance hall with under stairs cloaks cupboard, living room with bay window seat overlooking the paddock as well as a gas stove and ornate fireplace and a separate formal dining room with decorative wooden fireplace surround. The breakfast kitchen features an adjoining walk in pantry (with original ceiling meat drying hooks!) and provides access to a sizeable conservatory, utility room, guest WC and internal access into the back of the garage.

The first floor features a galleried landing, two double bedrooms equipped with built in wardrobes and enjoying fantastic elevated views over the paddock, two additional well proportioned bedrooms (one with built in cupboard) and a family bathroom.





Outside

Surrounded by lush wrap around gardens that bloom with a kaleidoscope of colors throughout the seasons, the outside is a haven of tranquility and natural beauty. Meticulously planted with an array of intricate flora, the borders are flanked by a generous lawn with mature trees, creating a canopy of dappled shade for a tranquil retreat, as well as featuring a raised pond and brick built summer house.

Of the 1.63 acre plot, approximately 1.38 acres belongs to the south facing paddock located at the front of the property which also offers a productive mini orchard and plant nursery area with a 30 ft greenhouse including a heated propagator and electric extract fan.

There are two driveways - one providing access to the front of the property and the rear gated driveway leading to the stable block.

Utilities

Mains gas, electric and water.

Private drainage via a shared septic tank.

Location

Set in a semi rural position within Alvechurch, the property is approached by a private lane, alongside the Worcester and Birmingham Canal and is within close proximity to Alvechurch Marina, Alvechurch train station and local public house, 'The Weighbridge'. Approximately 0.6 miles from the property lies the centre of Alvechurch village which offers two Nurseries, First School (Crown Meadow), Middle School (Alvechurch Church of England School) and several shopping and eating facilities.



Also, further afield are the facilities offered by both Redditch and Barnt Green Village.

The collection of properties within 'Kiln Court' are originally formed of Alvechurch Brickworks which supplied red bricks for buildings in the area during the 19th and first half of the 20th century. Red clay dug locally influenced the colour of the bricks, which became a characteristic of Alvechurch properties built during that period.

Room Dimensions

Living Room 4.1m x 3.66m (13'5" x 12'0")
Dining Room 4.1m x 3.64m (13'5" x 11'11")
Kitchen/Dining Room 3.02m x 5.2m (9'10" x 17'0")
Pantry 3.02m x 3.05m (9'10" x 10'0")
Conservatory 2.74m x 5.8m (8'11" x 19'0")
Utility Room 1.94m x 2.21m (6'4" x 7'3")

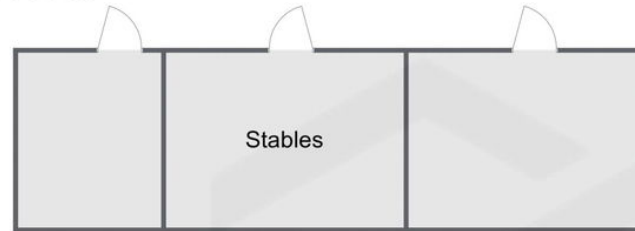
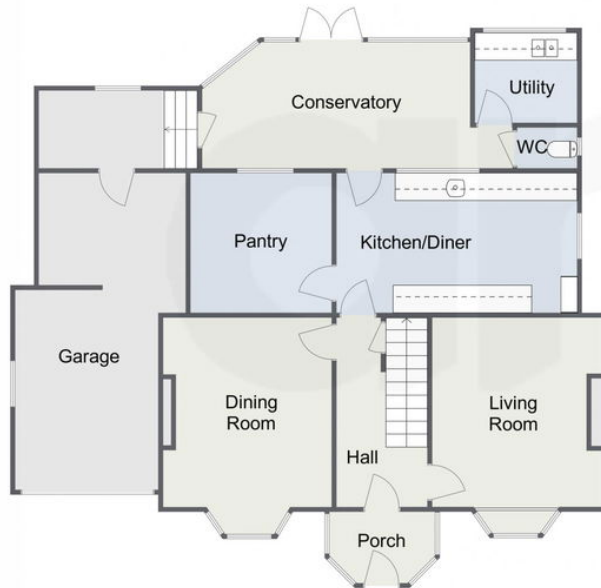
Garage 3.11m (max) x 6.92m (max) (10'2" x 22'8")
Stables 13.55m (max) x 3.8m (44'5" x 12'5")

Bedroom 1 3.5m x 3.68m (11'5" x 12'0")
Bedroom 2 4.11m x 3.41m (13'5" x 11'2")
Bedroom 3 3.04m x 3.06m (9'11" x 10'0")
Bedroom 4 2.79m x 3.13m (9'1" x 10'3")
Bathroom 2.03m x 1.93m (6'7" x 6'3")



Scarfield Hill, Alvechurch

Ground Floor



First Floor



Total Approximate Area (Excluding Stables): 186.4 sq. m (2,006.39 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.

