



The Old House, 32 Bear Hill, Alvechurch, B48 7JX

£925,000

The logo for Arden Estate Agents, featuring a stylized green house icon above the word "arden" in a bold, white, sans-serif font. Below "arden" is the text "ESTATE AGENTS" in a smaller, white, sans-serif font.

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Summary

Located within the centre of the sought after village of Alvechurch with easy access to train station, amenities and excellent schooling, this Grade II* listed home stands as a testament to the grace and elegance of the early 17th century. The flexible 4,200 sq. ft approx. accommodation (including cellar) is adorned with period features creating a timeless retreat that is sure to capture the imagination and inspire wonder for generations to come.

Description

Stepping across the threshold, you are greeted by a grand hallway (doubling up as a reception room) with flagstone floor and inglenook open fireplace which leads to a snug with brick fireplace and electric stove, formal dining room with stone fireplace and lounge enjoying an inglenook fireplace, wood burning stove and french doors to the garden. The modern farmhouse style breakfast kitchen boasts a wood burning ESSE range, electric oven and belfast sink.

Accessible via the hall, the remainder of the ground floor features a workshop, walk in storage room, utility/shower room with WC and front facing office (or sixth bedroom).

The cellar is a great space for storage and optimal conditions for wine (a nod to it's past life as a public house - the Bear and Staging Post!)

The first floor features a substantial master bedroom with feature fireplace and modern en suite shower room and there are three double bedrooms (two with built in cupboards), single bedroom and a contemporary traditional style house bathroom.

There are five large boarded loft rooms accessed via an enclosed staircase from the first floor landing, currently used as additional storage.

The property is of timber frame construction with lath and plaster and painted brick infill, built in the early 17th century with some mid C19 and mid C20 alterations.

The king-post within the loft features a fleur-de-lys within the relief.





The property is equipped with an annually serviced 2012 boiler.

Outside

A set of gates at the side of the property opens onto a block paved driveway suitable for multiple vehicles and extends into the rear garden which is predominantly laid to lawn with paved terrace and hedged and fenced boundaries.

Planning

Listed building consent has been granted for a double garage.

Location

Set in the thriving village of Alvechurch, the property is conveniently positioned within walking distance of excellent local shops, pubs and restaurants (including popular public house The Swan and The Red Lion) with easy motorway access and only 0.4 miles to Alvechurch train station. Local schooling includes two nurseries, First School (Crown Meadow) and Middle School (Alvechurch Church of England School). Further afield are the facilities offered by both Barnt Green (1.9 miles), Redditch (3.7 miles), and Birmingham (11.6 miles). All mileages are approximate.



Room Dimensions

Cellar - 9.86m x 4.59m (32'4" x 15'0") max

Reception Hall - 7.23m x 5.23m (23'8" x 17'1") max

Lounge - 5.83m x 4.97m (19'1" x 16'3") max

Dining Room - 5.1m x 4.96m (16'8" x 16'3") max

Snug - 4.66m x 2.4m (15'3" x 7'10")

Kitchen - 5.2m x 3.95m (17'0" x 12'11") max

Workshop - 3.61m x 2.99m (11'10" x 9'9") max

Study / Bedroom 6 - 5.05m x 2.94m (16'6" x 9'7") max

Utility / Shower Room - 5.1m x 2.1m (16'8" x 6'10") max

Stairs To First Floor

Master Bedroom - 7.39m x 5.43m (24'2" x 17'9") max

Ensuite - 5.97m x 1.25m (19'7" x 4'1") max

Bedroom 2 - 5.4m x 4.88m (17'8" x 16'0")

Bedroom 3 - 5.08m x 4.72m (16'8" x 15'5")

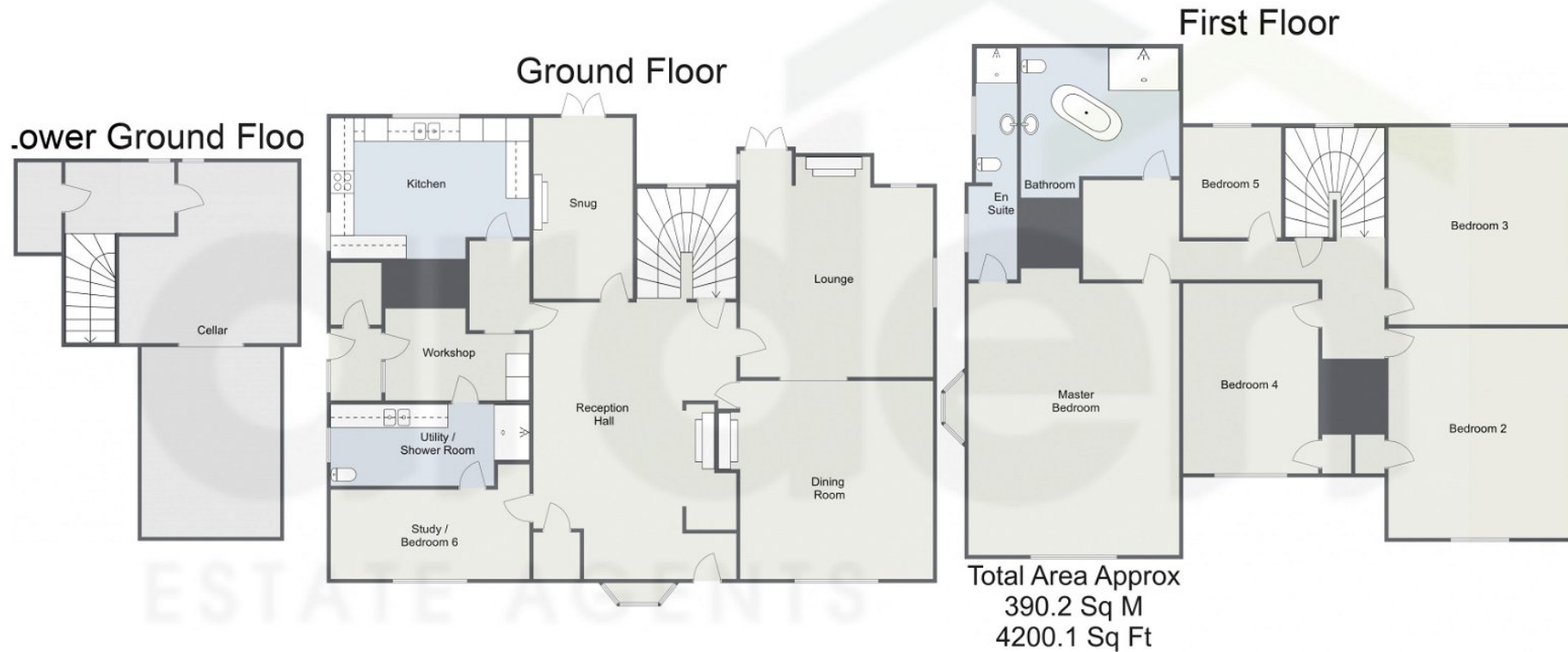
Bedroom 4 - 4.9m x 3.46m (16'0" x 11'4")

Bedroom 5 - 2.84m x 2.52m (9'3" x 8'3")

Bathroom - 3.86m x 3.57m (12'7" x 11'8") max



Bear Hill, Alvechurch



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.

