



Gorcott Hill, Beoley, B98 9ET

Offers over £685,000



**** 3 BEDROOMS ** 2 BATHROOMS ** MODERNISED PERIOD COTTAGE ** HIGH SPECIFICATION FINISH ** IMPRESSIVE KITCHEN DINER ** LARGE MASTER BEDROOM WITH EN-SUITE ** GENEROUS GARDEN ** SURROUNDED BY COUNTRYSIDE **** This generously proportioned property in an enviable location offers large kitchen diner, living room, porch, boot room downstairs W.C, 3 bedrooms, with en-suite to master and a family bathroom, extensive gardens, garage and ample parking.



Situated at the end of a private lane, this delightful home is nestled in an 'Exclusive Country Community' known for its warmth and charm. With lush greenery and peaceful surroundings, it offers a perfect retreat from the hustle and bustle of everyday life.

On approach it is clear how exceptional this property is, with a sweeping driveway leads to the property with plenty of parking and garage to the side and gated side access leading to the rear garden. Large lawned area to the front with an established tree adds to the rural appeal. And Large open fields surround the property.

Entering through Boot Room a convenient room to store coats Boots and shoes. Or alternatively accessing from the rear there is also a convenient porch, that leads to the hall with stairs to the first floor and a door to the generously sized Living Room, charming fireplace with log burner and benefits from a large storage cupboard, dual aspect with French doors to the front garden patio, and windows overlooking the rear garden.

The heart of the home is the fantastic Kitchen Diner which boasts impressive dimensions. The kitchen area is fully equipped with plenty of deluxe, high specification wall and base units, a large central feature island, and high-end integrated appliances. There is ample space for a large dining table and further furniture, making it the perfect room for entertaining. Down-lights to the ceiling, dual aspect with French doors that open to the rear garden and side windows looking out to the beautiful fields views. Additionally there is a Downstairs W.C.

To the first floor there are three generously sized bedrooms the family bathroom and an en-suite. Bedroom one is large, dual aspect windows overlooking the rear garden and beautiful field views to the side, and benefits from its own elegant en-suite. Bedroom two is equally spacious, being front aspect has far reaching views, and bedroom three is a good size further benefitting from a built in storage cupboard.

The family bathroom features a bath with shower over, along with a W.C. and wash basin with vanity. It is finished to a high specification with modern fixtures and fittings, ensuring

a luxurious and contemporary feel.

Outside, the property offers the advantage of spacious front and rear gardens. The exceptional rear garden is particularly impressive, providing both privacy and ample space. It features well-maintained lawns, beautifully landscaped areas, and is fully enclosed by fencing. The garden also includes a generous patio area, along with an additional raised central patio, perfect for seating or entertaining. Attractive hedgerows add to the charm, and there's convenient gated side access leading to the front garden..

Porch

Hall

Boot Room

Kitchen/Diner 24'9" x 14'9" (7.55m x 4.51m)

Living Room 14'9" x 20'5" (4.51m x 6.24m)

W.C

Bedroom 1 14'9" x 13'11" (4.51m x 4.26m)

Bedroom 2 14'6" x 14'6" (4.42m x 4.42m)

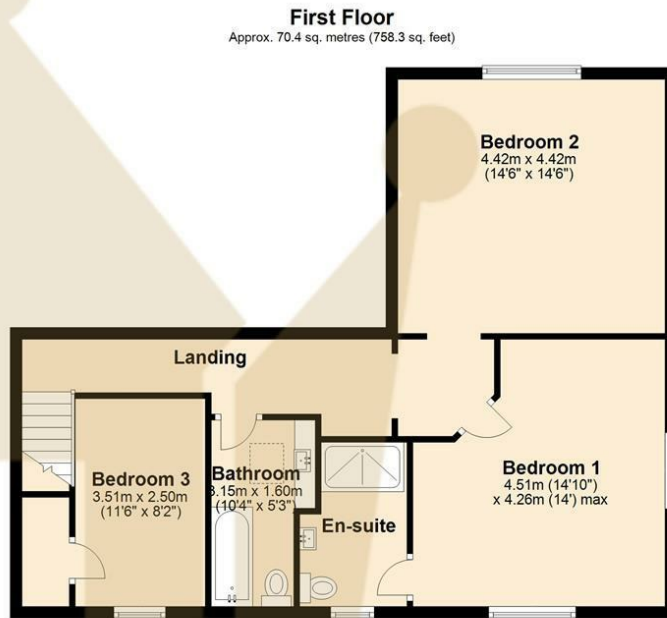
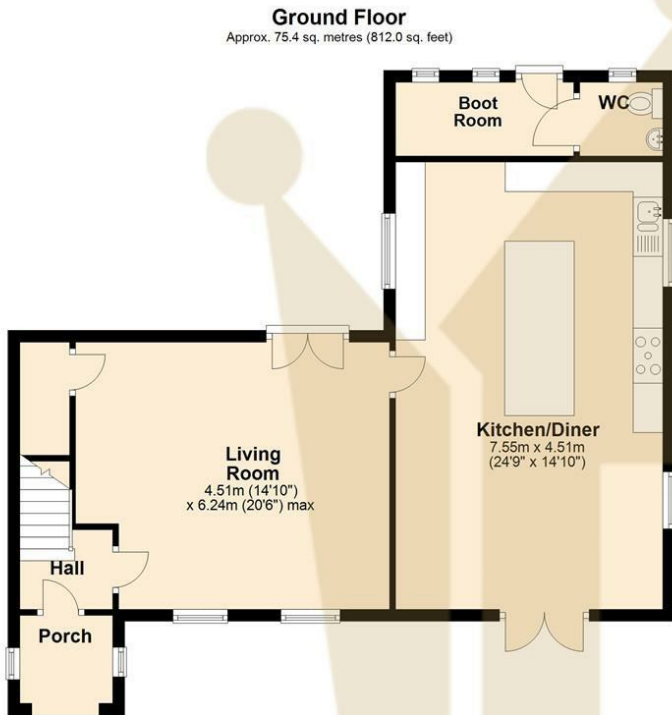
Bedroom 3

En-suite

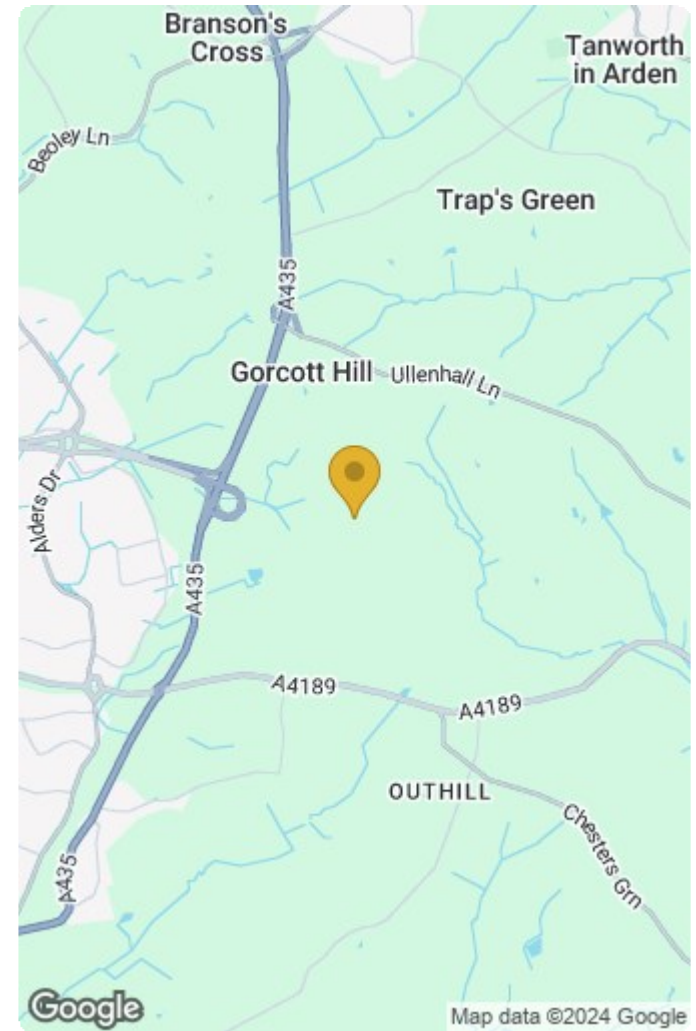
Bathroom 10'4" x 5'2" (3.15m x 1.60m)







Total area: approx. 145.9 sq. metres (1570.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	