



Booley Court, Icknield Street, Beoley, B98 9AL

Offers over £550,000

KING
HOMES



* Beoley * High End Finishing Touches * 3 Bedrooms * Peaceful rural setting * Garage * Parking * Generous Landscaped Garden. Beautifully presented two-storey barn conversion set within a picturesque courtyard in a peaceful rural setting, surrounded by stunning countryside views. Combining modern finishes with charming original features such as exposed timbers, the property includes a spacious kitchen/dining room, a cosy living room with a wood burner, three well-sized bedrooms, and a stylish family bathroom. Outside, the private and enclosed rear garden features landscaped lawns, a large patio area, a garden shed, and a seating area. With magnificent grounds, a single garage, and private parking, this home is the perfect countryside retreat



Booley Court is a charming and well-established cluster of barns, all impeccably presented and set within a picturesque courtyard in a tranquil rural location. Surrounded by fields and offering stunning countryside views, this two-storey barn has been finished to an exceptional modern standard while retaining the original character you'd expect from a country barn, including exposed timbers. The property also boasts magnificent grounds, breathtaking views, a single garage, and private parking, making it an ideal countryside retreat.

Upon entering, you are greeted by a warm and inviting hallway, setting the tone for the rest of the property. The kitchen/dining room beautifully combines contemporary style with character, featuring high-end grey cabinetry with wooden worktops, exposed timbers, integrated appliances, and timeless flagstone flooring. Ceiling spotlights add a modern touch, while the space provides ample room for a dining table, with a window overlooking the front of the property. The kitchen is further complemented by a utility room with matching cabinets and space for additional appliances.

The living room exudes charm and character, featuring wooden flooring, exposed beams, and a striking feature fireplace with exposed brickwork and a cosy wood burner. The open under-stairs area enhances the sense of space and allows natural light to filter through the feature window at the front of the property. French doors at the rear open onto the garden, seamlessly connecting indoor and outdoor spaces.

The staircase is a standout feature, with striking floor-to-ceiling windows that flood the landing with natural light. Doors from the landing lead to the various rooms. Bedroom one is a spacious double, while bedroom two is also a double and benefits from fitted wardrobes. Bedroom three is a generously sized room, currently used as a home office. The family bathroom is beautifully appointed, featuring a bath, a separate shower with a sleek glass enclosure, a W.C., and a wash basin, all finished with high-end detailing.

The rear garden is truly stunning, offering exceptional privacy and being fully enclosed with fencing and hedgerows. It features beautifully landscaped lawns, a

spacious paved patio area perfect for outdoor entertaining, and at the far end of the garden a garden shed and a Hobbit Hut which provides an additional indoor entertainment area. The garden is surrounded by tranquil surroundings.

The Property further benefits from being part of an active and supportive community that includes access to large communal grounds, a shared paddock ideal for dog walking, fruit trees, and a communal fishpond.

Hall

Living Room 11'1" x 18'2" (3.39m x 5.55m)

Kitchen/Dining Room 17'11" x 15'5" (5.47m x 4.71m)

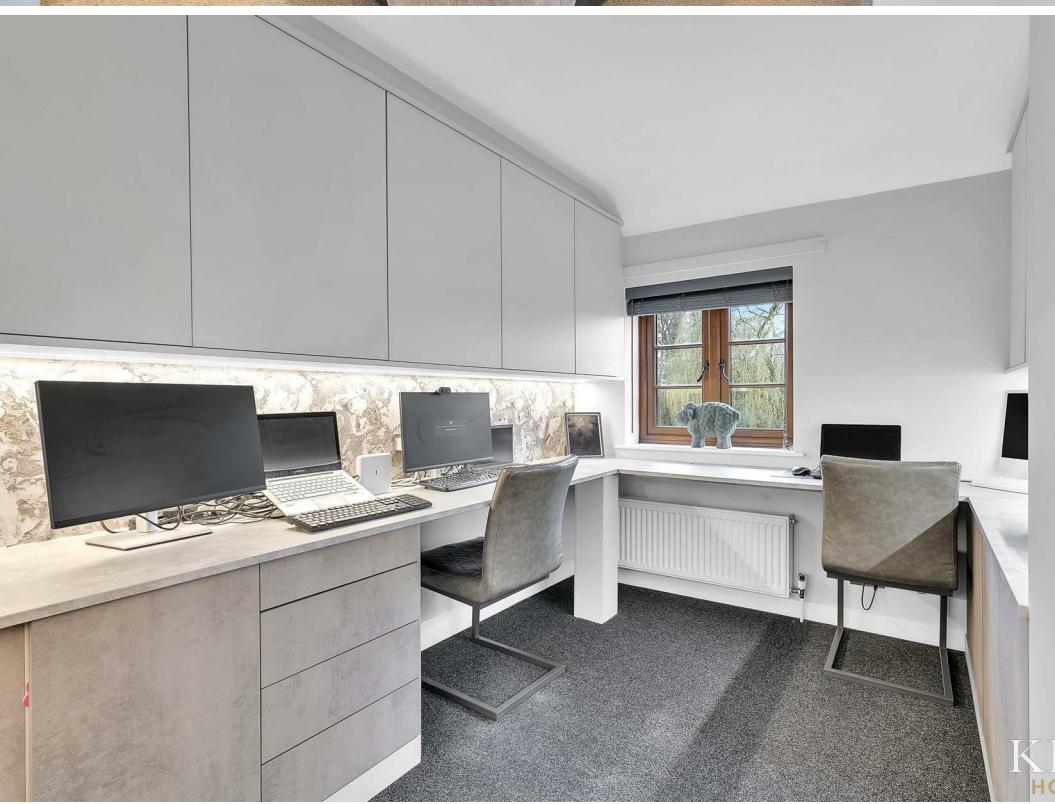
Utility

Landing

Bedroom 1 10'9" x 15'1" (3.28m x 4.62m)

Bedroom 2 10'9" x 10'0" (3.28m x 3.05m)

Bedroom 3 10'9" x 7'11" (3.28m x 2.42m)

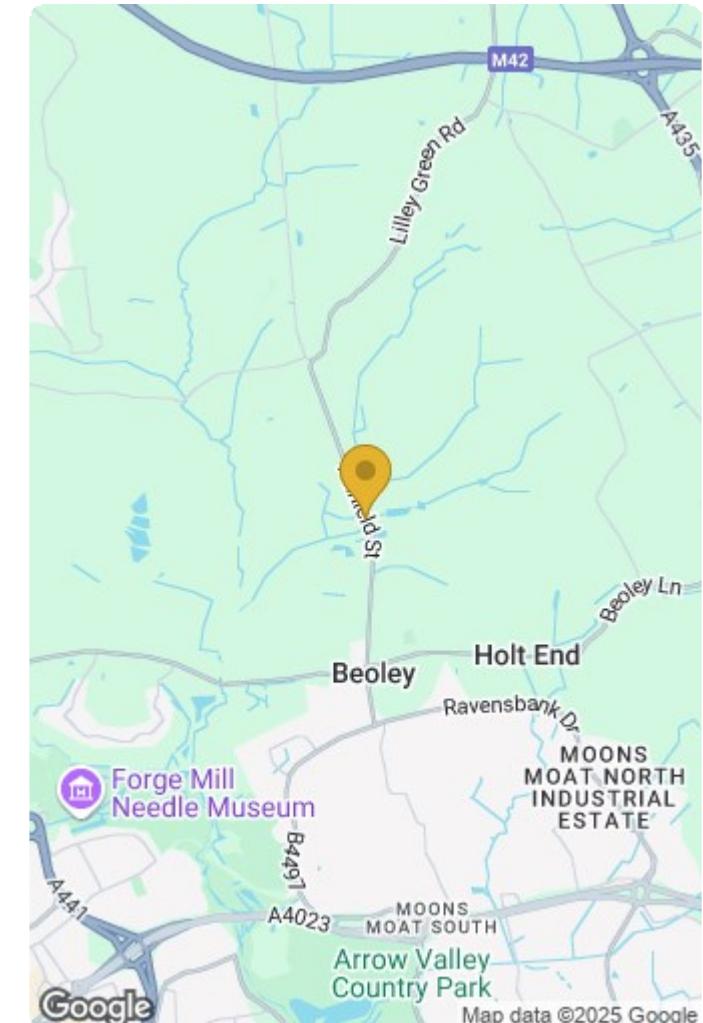




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Total area: approx. 121.9 sq. metres (1311.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	82
(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	