

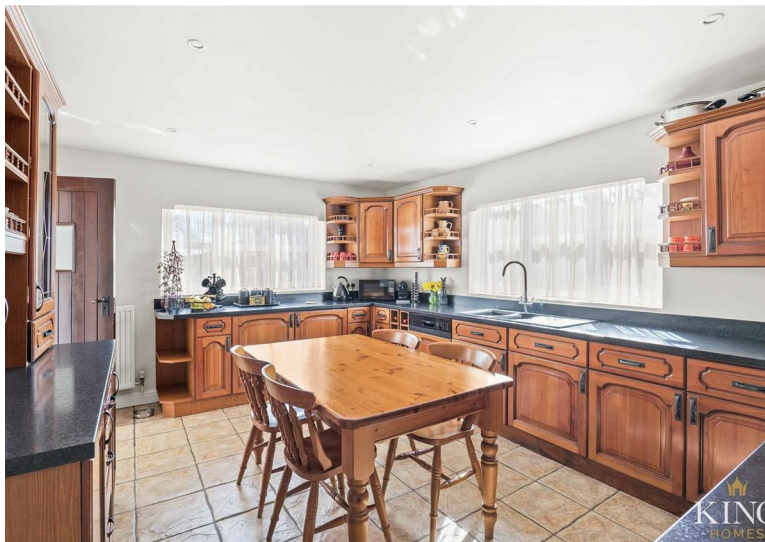


Seafeld Lane, Alvechurch, B48 7HN

Offers in excess of £1,000,000



* Approx 4 Acres * Rose Cottage Farm * Substantial Detached Country Residence * Four Bedrooms * Five Versatile Reception Rooms * Large Detached Garage * Development Potential Subject to Planning * VIDEO TOUR AVAILABLE * Rose Cottage Farm is a charming and substantial four-bedroom detached farmhouse, set within approximately four acres of private, scenic grounds and complemented by a large detached double garage. Tucked away on a peaceful country lane, the property offers over 2,600 sq ft of versatile accommodation, including five reception rooms: a generously sized living room, garden room, conservatory, formal dining room, and a cosy snug – providing flexible spaces for entertaining and everyday living. A dedicated home office offers an ideal environment for work or study, while the well-appointed kitchen enjoys views across the grounds and features excellent storage and workspace, alongside a convenient downstairs WC. Perfect for families, remote working, or those seeking a peaceful rural lifestyle.



Nestled along a sought-after and tranquil country lane, Rose Cottage Farm offers an exceptional opportunity to acquire a charming and substantial detached farmhouse set within approximately four acres of private grounds. This spacious and versatile home beautifully blends traditional rural character with modern living, making it ideal for families, multi-generational living, or those seeking a peaceful work-from-home lifestyle.

Accessed via a generous stone gravel driveway, the property provides ample parking for several vehicles and leads to a large detached double garage. The garage presents an excellent opportunity for conversion, subject to the necessary planning consent. The approach is beautifully private, framed by mature hedging, established trees, and well-tended shrubbery, creating a wonderfully secluded and picturesque setting.

Entering through the front door, you are welcomed by a spacious and bright entrance hall, with doors leading to various reception rooms and a staircase rising to the first floor.

Doors swing open into the superbly proportioned living room, where fantastic views extend out to the garden. This impressive space is centred around a striking open brick inglenook fireplace with a log burner, perfect for cosy evenings. An open arch leads seamlessly into the garden room, with triple-aspect glazing allowing for stunning views and a true connection to the outdoors.

In addition, the conservatory offers another versatile reception space, flooded with natural light from floor-to-ceiling windows and enjoying far-reaching views across the surrounding landscape. Sliding doors open directly onto the rear garden, while a further door provides access through to the kitchen.

The large farmhouse kitchen is well-appointed, offering a generous array of wall and base units that provide excellent storage and ample worktop space. Dual-aspect windows frame lovely views across the grounds, bringing the outside in while flooding the room with natural light. A door leads conveniently back to the central hall, creating an easy flow through the ground floor.

Complementing the kitchen is a separate dining room, enhanced by dual-aspect windows and offering plenty of space for a large dining table along with additional furniture—ideal for formal gatherings or relaxed family meals.

Also on the ground floor is a cosy yet spacious snug, again benefiting from dual-aspect windows, making it a perfect second sitting room or reading space. A dedicated home office provides a quiet area for work or study, while a convenient downstairs W.C. completes the ground floor layout.

Upstairs, the principal suite is a standout feature—offering a generously sized double bedroom, a dedicated dressing room, and a stylish en-suite. Three further good-sized bedrooms provide ample accommodation for family and guests, all served by a well-appointed family bathroom. The layout offers both comfort and flexibility for modern family living.

The gardens and land are a true highlight of this remarkable home. Extending to approximately four acres of flat, well-maintained grounds, the outdoor space offers endless possibilities—from equestrian use or creative landscaping, to simply enjoying the serenity and scenic views of the surrounding open countryside.

Rose Cottage Farm is a rare and exciting offering: a grand yet welcoming country residence with existing spacious and flexible accommodation in a truly idyllic rural setting and with the potential for reasonable expansion and development subject to planning approval.

Hall

Kitchen	15'5" x 11'9" (4.70m x 3.59m)
Dining Room	10'3" x 11'6" (3.14m x 3.51m)
Living Room	12'0" x 20'4" (3.67m x 6.21m)
Garden Room	10'1" x 10'7" (3.08m x 3.24m)
Conservatory	11'0" x 13'2" (3.36m x 4.03m)

Snug	12'2" x 12'3" (3.72m x 3.74m)
Office	7'10" x 6'4" (2.41m x 1.95m)
W.C	
Landing	
Bedroom 1	12'0" x 13'1" (3.67m x 4.01m)
En-suite	8'9" x 8'3" (2.68m x 2.54m)
Dressing Room	
Bedroom 2	12'2" x 12'4" (3.72m x 3.77m)
Bedroom 3	10'7" x 11'9" (3.25m x 3.59m)
Bedroom 4 / Office	8'9" x 7'4" (2.67m x 2.25m)
Bathroom	6'2" x 8'7" (1.90m x 2.64m)







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