



Icknield Street, Redditch, B98 9AL

Offers over £575,000



Beoley Court is a small but established cluster of Barns all extremely well presented and positioned perfectly in a court yard setting within this rural location surrounded by fields with countryside views. This two story Barn has all the features you would expect from any well present Country Barn with it's ceiling timbers, cottage style Kitchen, magnificent grounds, amazing views and the added bonus of a single Garage and private Parking. The Barn itself has a pretty courtyard FORE GARDEN with mature planting and footpath leading to the canopy porch with access into the KITCHEN DINER the heart of any home. With a great selection of wall and base units with integrated appliances, glass display units, built in single oven, gas hob, windows and door overlooking the cottage fore garden. There is plenty of space for your dining room table while still allowing access to the rest of the ground floor. Step down from the Kitchen into the wonderfully sized LIVING ROOM with a stunning brick built fire place with log burning stove, oak mantel and flag stone hearth. There are two windows to the side and sliding doors to the rear which open into the glazed CONSERVATORY with full heigh windows making the most of the garden or even star gazing in the evening with a glass of wine. The TWO BEDROOMS both with fitted wardrobes and the main BATHROOM with WC, Wash Hand Basin, Panelled Bath and separate Shower Enclosure all to the Ground Floor. Like any ground floor rooms, any room could in fact be used as anything, all you need is a little imagination, a Study or playroom are among a few suggestions. Steps lead up from the Dining area to the FIRST FLOOR with door into the lovely bright and airy MASTER BEDROOM and EN-SUITE SHOWER ROOM. Off the Bedroom you have a door into the WALK THROUGH WARDROBE which in turn leads into the DRESSING AREA currently being used as a Study. This floor also benefits from a vast amount of STORAGE with a large loft room easily assessable from the Bedroom.



REAR GARDEN

The rear GARDEN is beyond beautiful with its landscaped lawns and flower beds with its mature planting, trees, patios and an idyllic little stream which runs along the side of the garden, This truly is the most stunning and perfect South Facing Garden to sit back and enjoy after a busy day at work.

GROUND FLOOR

LIVING ROOM 14'11" x 20'11" (4.57 x 6.40)

CONSERVATORY 13'4" x 8'6" (4.08 x 2.61)

KITCHEN/DINER 14'7" x 15'1" (4.45 x 4.61)

UTILITY

BEDROOM TWO 7'7" x 11'8" (2.33 x 3.56)

BEDROOM THREE 6'11" x 9'9" (2.13 x 2.98)

BATHROOM 7'7" x 7'1" (2.33 x 2.16)

FIRST FLOOR

BEDROOM ONE 14'11" x 15'4" (4.57 x 4.69)

EN-SUITE 5'5" x 7'4" (1.66 x 2.26)

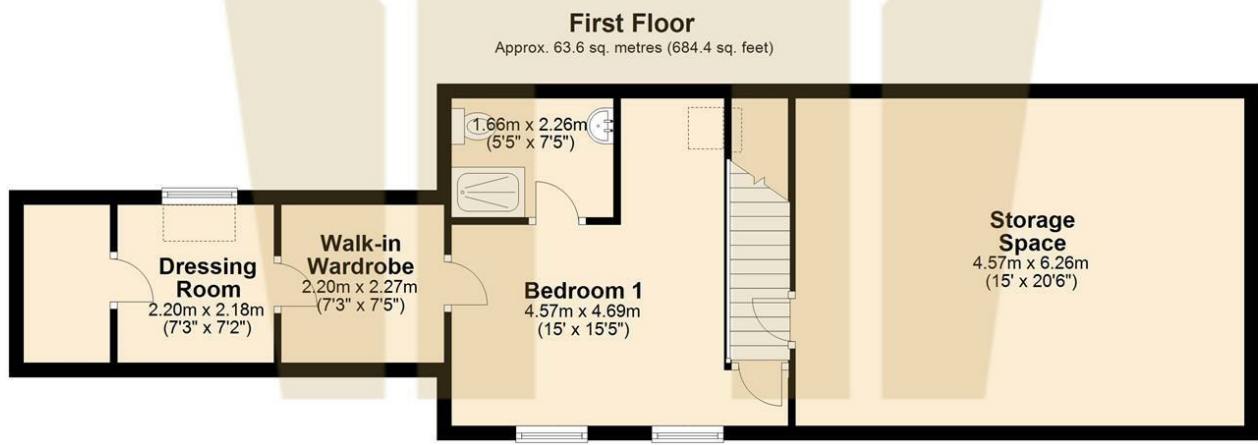
WALK-IN WARDROBE 7'2" x 7'5" (2.20 x 2.27)

DRESSING ROOM/STUDLEY 7'2" x 7'1" (2.20 x 2.18)

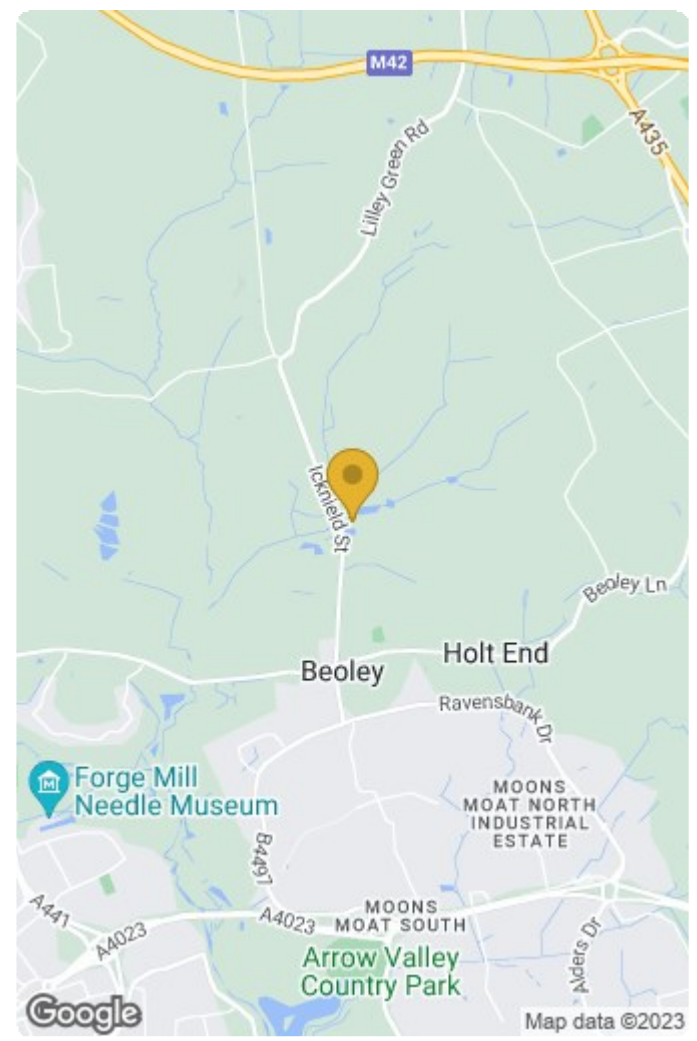
STORAGE SPACE 14'11" x 20'6" (4.57 x 6.26)







Total area: approx. 150.0 sq. metres (1614.3 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	