

**Andrew Grant**  
PRESTIGE & COUNTRY



Ashmartin

Beoley B98 9DH





# Ashmartin

Cherry Pit Lane, Beoley B98 9DH

**5 Bedrooms**    **4 Bathrooms**    **3 Receptions**    **7.4 Acres**

“A lovely country home, set amidst delightful gardens and grounds...”

Scott Richardson Brown CEO

- Ashmartin presents over 3,300 sq ft of living accommodation set within almost 7.5 acres of beautifully landscaped, mature gardens and grounds.
- The impressive living accommodation features three double bedroom suites and a spectacular timber framed conservatory.
- A private gated driveway leads onto a large, gravelled parking area and a triple garage that provides both privacy and secure parking for multiple vehicles.
- Those with young families will appreciate the abundance of excellent local primary and secondary schools along with the top-rated independent schools available in the nearby towns of Bromsgrove and Henley-in-Arden.
- Nestled in the heart of the Worcestershire countryside and within easy reach of Bromsgrove, Henley-in-Arden and Birmingham International Airport, Ashmartin is the perfect property for families and professionals seeking the quintessential English country lifestyle without compromising on convenience.



3,318 sq ft / 308.3 sq m





## The kitchen

The heart of any home is the kitchen and at Ashmartin it is no different. Thoughtfully designed and well equipped, the open plan kitchen is a functional yet aesthetically pleasing space with a large window that provides views to the front of the property.







The large island breakfast bar ensures there is plenty of space for busy mornings and social kitchen gatherings, while integrated appliances, including a double-eye-level Smeg oven, a microwave, a hob, a dishwasher, and a fridge freezer, complete this impressive and well-equipped kitchen.





## The reception hall

The open plan hallway flows directly through into the kitchen, whilst doors grant access to the remaining ground floor living accommodation.

High ceilings with exposed beams and an enclosed glazed galleried landing ensure this is a bright and welcoming space.







Two staircases rise to two distinct first floor levels and French doors open out onto the garden, offering a seamless connection to the outdoors. There is also ample space for a large sofa or other relaxed seating.







## The conservatory

The large and beautifully spacious conservatory provides breathtaking views over the expansive gardens and grounds, whilst French doors provide a seamless transition out onto the large patio area. So much more than just an additional room, this spectacular conservatory is a wonderful space for both quiet enjoyment or for hosting larger informal parties and social gatherings.







## The lounge

The light and spacious dual aspect lounge is flooded with natural light that streams through a large walk-in bay, with French doors and large windows on the side aspect to create a welcoming and bright atmosphere.

Exposed wooden beams add a touch of historic charm, whilst stunning views of the surrounding gardens and grounds make this an ideal setting for both entertaining guests and enjoying quiet family evenings.











## The dining room

Well proportioned and full of rustic charm the dual aspect dining room is the perfect setting for hosting more formal dinner parties. The exposed brick fireplace features an intricately detailed wooden surround and ensures the room feels warm and cosy.







## The snug

Full of character, the snug features exposed beams, an exposed brick fireplace and a beautiful large bay window which floods the room with natural light whilst providing stunning views of the gardens and grounds.







## The principle bedroom suite

This wonderfully spacious double room features a bank of fitted wardrobes that provides ample storage, whilst an exposed beam and an arched recess to one wall adds character.

A leaded window provides views out to the front of the property whilst ensuring this principle bedroom is a bright and airy space.











## Bedroom three/dressing room

Bedroom three could be utilised as either a guest bedroom or a nursery, but due to its proximity to the master suite and the built in mirrored wardrobes, could make an ideal addition to the master bedroom suite as a dressing room.





## The en suite

The master suite wouldn't be complete without its equally luxurious en suite bathroom. A large window enjoys lovely views of the gardens and grounds, whilst ensuring the room is bright and airy, whilst built in cupboards and wardrobes provide ample storage space.

Elegant twin washbasins set within a granite worktop, a shower cubicle, a free standing rolltop bath, a bidet and a WC complete this stylish and practical en suite bathroom.











## Bedroom two

Bedroom two is a well-proportioned double bedroom that features a large window that frames delightful views of the rear garden, whilst ensuring ample natural light fills the room.







## The ground floor shower room

The practical family shower room features dual aspect windows a spacious walk-in shower, a bidet and a washbasin.







## The laundry room

Completing the ground floor accommodation and located between the shower room and the principle en suite is the laundry room.

Equipped with both wall and base units and plenty of space for a washing machine, tumble drier it provides ample storage and generous worktop space, whilst benefiting from an external door out to the front patio area.





## Bedroom four suite

The staircase to the right of the hallway leads to a central landing that provides access to the fourth bedroom and bathroom suite. The bedroom is a charming space with a built-in wardrobe, sloping ceilings, rustic beams and picturesque views of the grounds.







## Bedroom four bathroom

The bathroom that accompanies bedroom four features a built-in storage cupboard, a low-level WC, a washbasin and a bathtub. An obscure-glazed window to the rear aspect provides privacy whilst ensuring the room has a bright and airy atmosphere.







## Bedroom five

A separate staircase, positioned to the left side of the reception hallway, leads to a spacious landing that provides access to the fifth bedroom and bathroom suite. Bedroom five is a generously proportioned double room feature mirror fronted built-in wardrobes and enjoying delightful views to the front of the property.





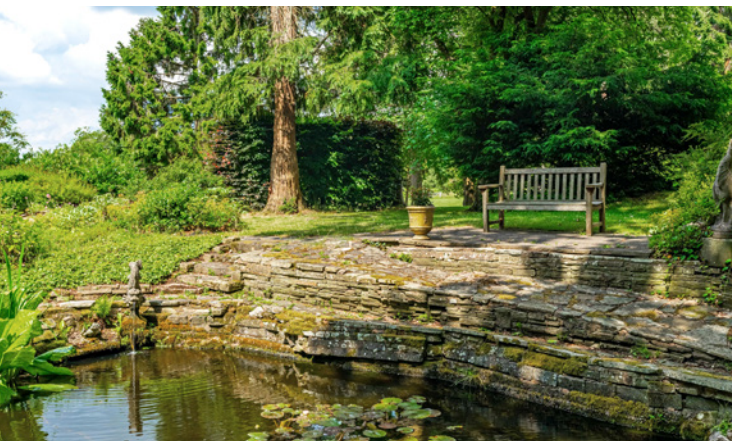


## Bedroom five bathroom

The bathroom accompanying bedroom five is furnished with a low-level WC, a washbasin and a bathtub complete with a shower attachment and mixer tap. A Velux window ensures this bathroom is a bright and airy space.







## The gardens and grounds

Nestled within 7.4 acres of picturesque gardens, this magnificent property offers an enchanting outdoor sanctuary.

An ornamental pond at the side of the property adds a tranquil touch, bordered by lush foliage and attracting wildlife such as fish and otters. Outdoor lights dotted around the garden illuminate the space, creating a magical ambiance at dusk.









## The patio areas

A large patio wraps around the property, providing an ideal space for alfresco dining and entertaining amidst the natural beauty of the extensive gardens.







Beyond the patio, an expansive formal lawned garden with mature trees providing privacy and seclusion combine with unmown areas to create a natural habitat for local flora and fauna.







## The driveway and garages

Approaching Ashmartin is an impressive experience, with a private driveway leading through electric gates to a gravelled circular driveway featuring traditional-style street lighting.

The gravel driveway leads to a triple garage that provides secure parking space for multiple vehicles and a useful gardener's WC.





## Location

Nestled in the Worcestershire countryside, the village of Beoley offers a delightful blend of rural charm and convenient amenities, whilst this peaceful location provides a welcome escape from the hustle and bustle of city life.

The heart of Beoley boasts a charming village green and sports field and for those seeking fresh, local produce, the well-stocked farm shop offers local seasonal produce.

For a wider variety of shops and leisure facilities, the nearby town of Bromsgrove is just a short drive away. Here, you will find supermarkets, high street stores, cinemas and a selection of restaurants, catering to all your needs.

Families will appreciate the abundance of excellent primary and secondary schools in the area, with top-rated independent schools available in Bromsgrove, just a 20-minute drive and Henley-in-Arden, a mere 15 minutes away.

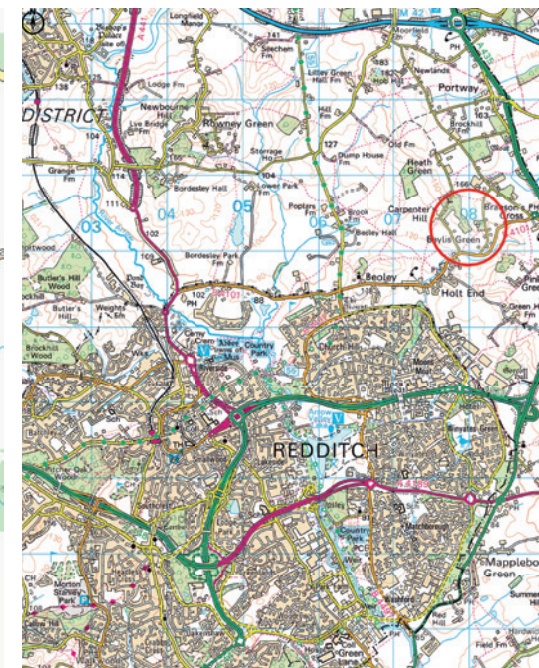
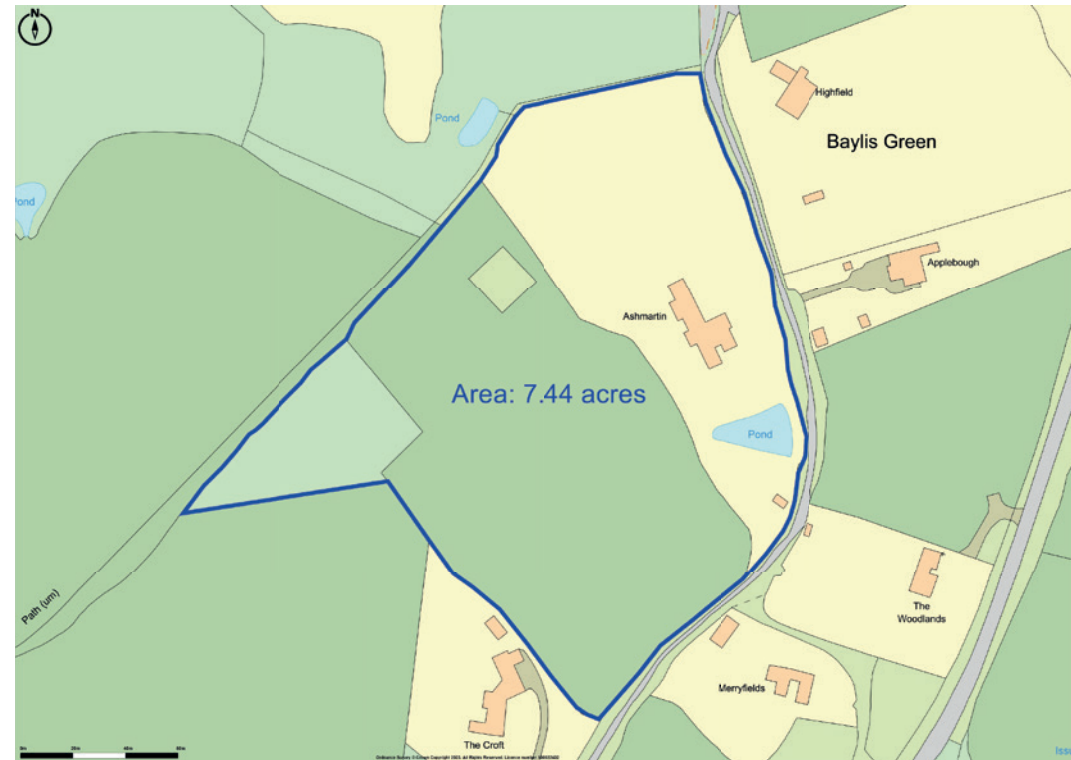
For frequent travellers, Birmingham International Airport is easily accessible and the nearby A435 provides a quick route to the M42 and the wider motorway network.

## Services

The property benefits from mains electricity and water, oil fired central heating, a security alarm system, and a septic tank. Broadband is available at this property.

## Council Tax

The Council Tax banding for this property is **Band G**



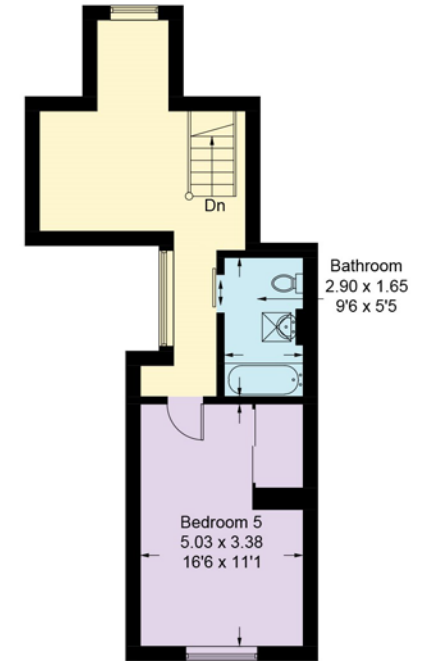
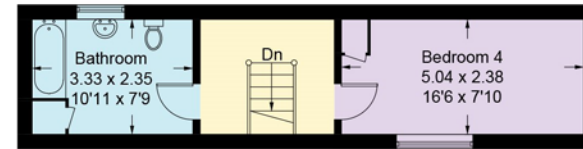
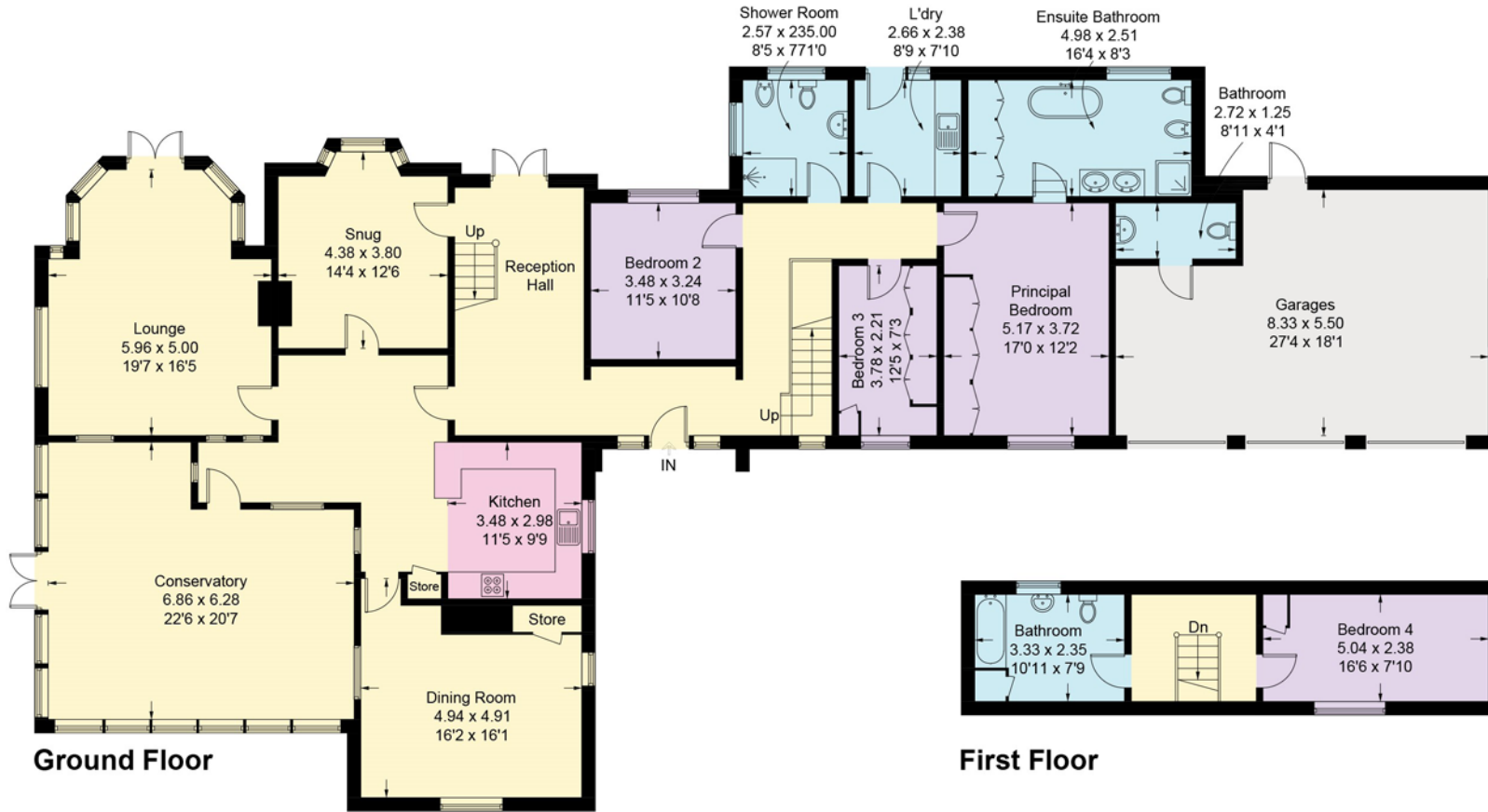


# Ashmartin, Cherry Pit Lane, Beoley B98 9DH

Approximate Gross Internal Area = 3,318 sq ft / 308.3 sq m

Garages = 486 sq ft / 45.2 sq m

TOTAL = 3,804 sq ft / 353.5 sq m



This plan is for guidance only and must not be relied upon as a statement of fact



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.





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