

Andrew Grant
PRESTIGE & COUNTRY



Longfield

Bleachfield Lane, Beoley B98 9AX



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4 Bedrooms 2 Bathrooms 3 Receptions 5.8 Acres

“A desirable country residence set within almost six acres of picturesque land.”

Scott Richardson Brown CEO

- Charming and character-filled period property set in approximately six acres of private land, in the heart of the picturesque village of Beoley.
- Seamless blend of period features and modern conveniences throughout.
- Four generously sized double bedrooms and versatile living spaces designed for family life.
- Beautifully maintained gardens offering countryside views and ample parking facilities, including a detached garage with potential, subject to planning permission, to convert into further accommodation.

Longfield offers a rare opportunity to own a character-filled family home surrounded by rolling countryside. With the added benefit of not being listed, this provides exceptional flexibility for renovations. The ground floor has an array of spacious living areas, including a charming dining room with a wood-burner, a light-filled living room with patio access, a study and a large kitchen. On the first floor, there are four generously sized double bedrooms, along with a shower room and a family bathroom. Externally, the property benefits from ample parking and a detached garage with potential for workshop use or further accommodation. The rear garden is landscaped with mature borders, patio areas and a serene pond. Situated on approximately six acres of land, the property provides expansive fields, perfect for outdoor activities.

2,268 sq ft / 210.7 sq m



The dining room

The dining room exudes period elegance with its brick fireplace with wood-burner and exposed beams and timbers, while also serving as a connecting space to the utility room and the rest of the accommodation. This inviting space, featuring wooden flooring, is perfect for hosting family meals or entertaining guests.





The living room

The spacious living room is flooded with natural light from its triple-aspect windows and features a fabulous fireplace surrounded by Welsh green slate. Wooden flooring flows through the room and sliding patio doors provide seamless access to the garden, enhancing the connection between indoor and outdoor living. The raised area could also double as a dining space, providing flexibility to suit your lifestyle.







The study

With continuation of the wooden flooring, the study offers an ideal environment for working from home. Sliding patio doors further enhance the space, providing direct access to the garden and allowing natural light to flood in. This versatile space could also be used as an additional reception room or snug.



The kitchen

The generously proportioned kitchen is a stand-out feature of the property, featuring dual-aspect windows that fill the space with natural light. It includes a large central island with a breakfast bar, providing additional preparation space. The kitchen is designed with practicality in mind, offering plenty of counter-top space and cabinetry for storage. Exposed beams and timbers add charm whilst an integrated double oven and hob enhance practicality. Sliding doors lead to the adjacent boot room, further enhancing functionality.





The boot room

Adjacent to the kitchen, the boot room offers practical storage for outdoor wear, with dual-aspect windows providing additional light and access to the rear garden.



The utility/cloakroom

The utility room doubles as a cloakroom with durable tiled flooring, WC facilities and additional storage, making it a functional and convenient space for family living.



Landing

The staircase ascends to a spacious landing area, flooded with natural light and featuring exposed timber beams. This area reflects the bright and airy nature of the house, despite its 17th-century origins.





Principal bedroom

The principal bedroom is a generously sized double with two windows, offering an abundance of natural light and serene views over the surrounding countryside. Exposed timbers complete this inviting retreat.





Bedroom two

This bright and airy double bedroom features a window overlooking the rear garden.





Bedroom three

A charming double bedroom with a window, offering plenty of room for additional furnishings and a serene outlook over the garden.





Bedroom four

Perfect as a guest room, bedroom four is a well-proportioned double room with dual-aspect windows, providing plenty of natural light and views of the front aspect.





Family bathroom

The family bathroom is fitted with a four-piece suite, including a bath, separate shower cubicle, wash basin and WC. A window provides natural light, enhancing the room's bright and airy feel. Neutral tiling and a tall towel radiator completes this functional space.



The shower room

An additional shower room provides convenience, equipped with a modern shower enclosure, WC and wash basin. It's warm terracotta tones and skylight add character and light.



Garden and grounds

The rear garden is a true highlight of the property, featuring a mix of lawns, mature borders and patio areas ideal for outdoor dining and entertaining. A peaceful seating area overlooks a landscaped garden with a serene pond and a charming water feature which is in need of a little TLC, adding to the garden's charm and appeal.







Longfield sits within approximately six acres of land, offering expansive fields and a private solar panel array that generates around £2000 per year, subject to rates and usage. The extensive grounds provide ample opportunities for outdoor enjoyment.



The detached garage offers secure storage and space for a vehicle, with additional potential for a workshop, hobby space or, subject to planning permission, an opportunity to convert into further accommodation. The driveway in front accommodates multiple vehicles, providing further practicality.

Location

Situated in the desirable village of Beoley, Longfield offers a peaceful rural setting while remaining conveniently well-connected. The village boasts a range of nearby amenities, including local shops, highly regarded schools and charming dining options. For families, the area provides access to excellent education facilities, with a selection of primary and secondary schools within a short drive.

Beoley is also ideally situated for exploring nearby towns such as Redditch, which offers a broader array of retail, entertainment and recreational options and Bromsgrove, known for its vibrant community and cultural attractions. The surrounding countryside provides ample opportunities for outdoor pursuits, from scenic walks to cycling.

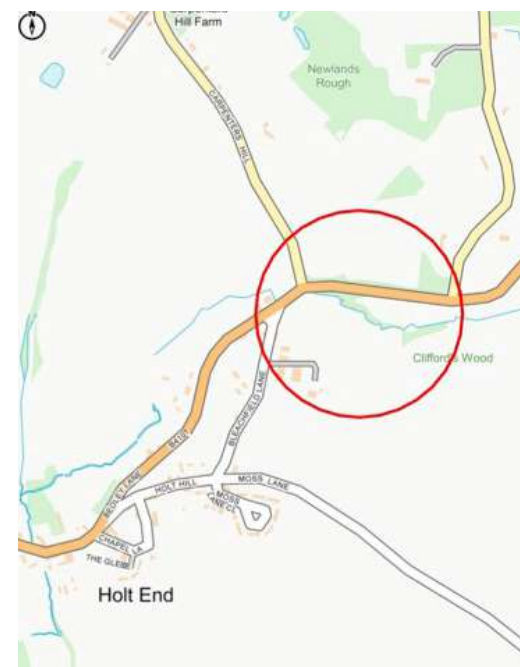
Additionally, the local vicinity benefits from excellent transport connectivity. The M42 motorway is easily accessible, linking Beoley to Birmingham, Stratford-upon-Avon and beyond, making it an ideal location for commuters. Public transport options are also available, with bus and train services providing convenient links to surrounding areas and major cities. This blend of rural tranquillity and modern convenience makes Longfield an exceptional place to call home.

Services

Services are TBC.

Council Tax

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

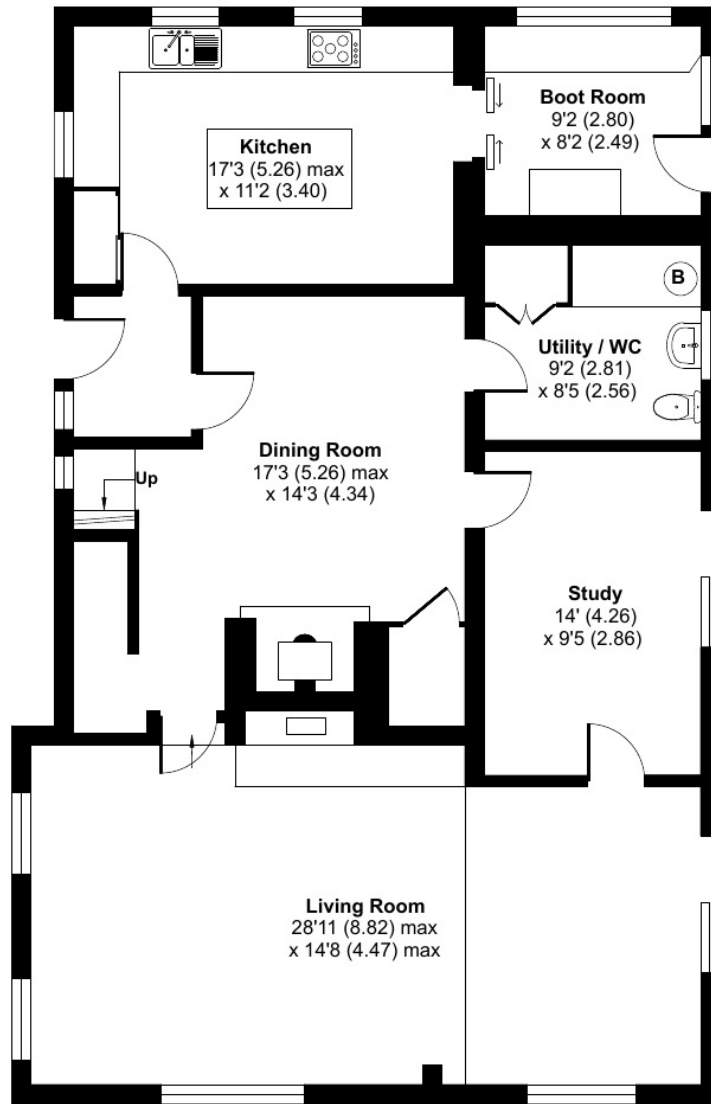




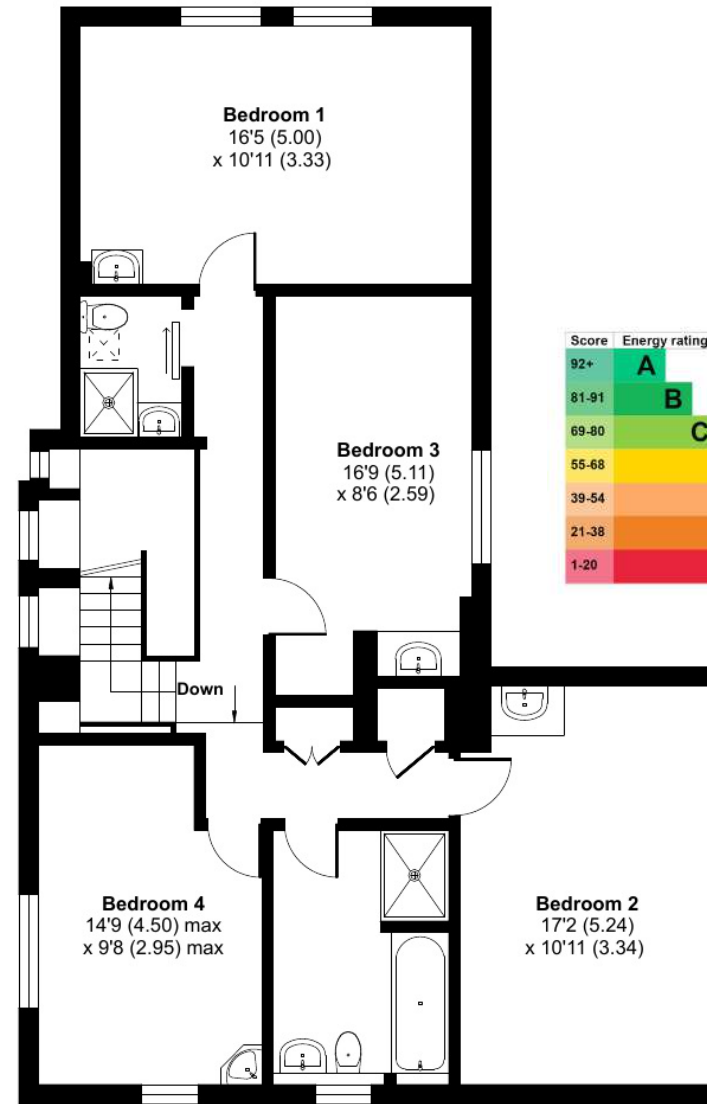
Bleachfield Lane, Beoley, B98

Approximate Area = 2268 sq ft / 210.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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