

Andrew Grant  
PRESTIGE & COUNTRY



# Primrose Cottage

Beoley, B98 9BS



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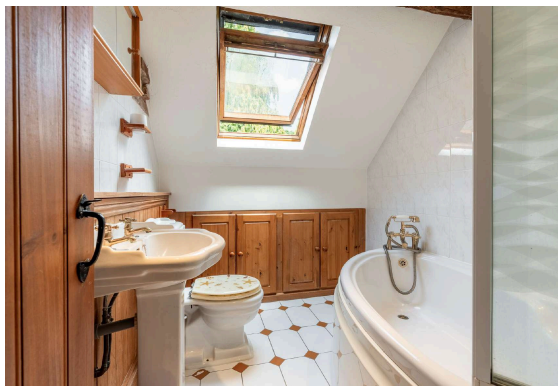
Carpenters Hill, Beoley, B98 9BS

**4 Bedrooms    3 Bathrooms    4 Reception Rooms**

“A charming detached cottage brimming with character, spacious interiors and beautiful gardens, nestled within a tranquil rural setting...”

Scott Richardson Brown CEO

- A delightful detached period property with generous living space throughout.
- Stunning traditional kitchen with exposed beams and Aga range.
- Elegant dining room and living room perfect for entertaining family and guests.
- Mature, well-kept gardens offering peaceful outdoor living.
- Private sweeping gravel driveway with ample parking and detached double garage.
- Sought-after Beoley location with excellent access to transport links and countryside.



**2538 sq ft (235.9 sq m)**



## The kitchen

This traditional farmhouse kitchen is the heart of the home with a beautiful blend of rustic charm and modern functionality. Exposed beams, an Aga range cooker set within a brick surround, quarry tile floors and granite worktops create a warm welcoming space for family life. Ample cabinetry, a central island and views to the garden complete this well-appointed kitchen that's ideal for both casual dining and busy mornings.







## The back kitchen / utility

The utility room is a practical and well-laid out space designed to make daily tasks simple and efficient. With fitted cabinetry, ample worktop space and plumbing for laundry appliances, it provides all the essentials for washing and storage. A window lets in plenty of natural light, keeping the room bright and pleasant, while its position just off the kitchen makes it perfectly placed to keep household chores organised and out of sight.





## The living room

The living room exudes cosy country charm with its exposed ceiling beams and feature brick fireplace housing a multi-fuel burner. This spacious area is ideal for relaxing evenings with family, offering plenty of natural light from well-placed windows. The neutral décor and traditional details enhance the welcoming feel, making it the perfect spot to unwind after a long day.





## The living room

The other end of the living room is wonderfully light and airy, with double doors opening directly onto the patio and garden beyond. Exposed beams add warmth and character while windows on two sides frame beautiful views of the outdoor space. This bright corner is perfect for enjoying the garden outlook year-round and creates a peaceful spot to sit and read or gather with family and friends.



## The dining room

The dining room provides a perfect setting for formal dinners and family gatherings alike. Generous in size, with French doors opening to the garden and exposed beams adding a touch of character, this room is wonderfully light and inviting. The classic styling complements the cottage's period features, ensuring a timeless atmosphere that is ready for hosting guests all year round.





## The study

The study provides a quiet and practical workspace, ideal for working from home or managing household tasks. With a window overlooking the garden, the room is light and pleasant throughout the day. Exposed beams and flag stone floor add a touch of character, while the layout offers ample room for a desk, storage and shelving. Tucked away for privacy, it's the perfect spot to focus in peace.



## Bedroom one

Bedroom one is a delightful double room with a sense of calm, featuring tasteful décor and lovely natural light. The beams add rustic character while the generous floor space easily accommodates wardrobes and a dressing table. This peaceful room offers a restful retreat at the end of the day and benefits from views across the picturesque surroundings.





## Bedroom one en suite

The en suite to bedroom one is smartly finished with tiled walls and a crisp white suite. It features a spacious walk-in shower with a modern glass screen, a sleek pedestal basin and WC. A heated towel rail adds extra comfort while the small window brings in natural light, creating a bright and practical space that perfectly complements the principal bedroom.



## Bedroom two

Bedroom two provides a fresh and airy feel with soft lilac walls and countryside views through the charming cottage windows. Well-sized for a double bed and furniture, this room offers a light-filled haven that's both restful and practical. There is built-in storage to the eaves adding to the room's practicality. An en-suite bathroom completes the convenience of this comfortable bedroom.





## Bedroom two en suite

The en suite to bedroom two is a charming and practical addition, featuring a corner bath with shower over, pedestal basin and WC. A skylight brings in plenty of natural light, while an exposed beam adds character to the space. Built-in storage cupboards keep everything neat and tidy, making this en suite both stylish and convenient for everyday use.



## Bedroom three

Bedroom three is a generous double room with beams and traditional windows creating a classic country cottage look. With plenty of space for storage and furniture, it's perfect for family or guests alike. Peaceful views to the garden add to the sense of calm, making this an inviting space to rest and recharge.



## Bedroom four

Bedroom four is bright and welcoming with cheerful tones, exposed beams and character windows offering leafy views. It provides excellent flexibility for use as a guest bedroom, children's room or even a home office if desired. The space is warm and comfortable, ideal for family living.



## The dressing room

The dressing room is a fantastic addition, providing a dedicated space for clothes and accessories. Fitted hanging rails and shelving make organising easy, while the skylight brings in plenty of natural light and offers a pleasant outlook. With exposed beams adding charm, this well-designed area keeps the bedroom clutter-free and offers a touch of luxury to daily routines.





## Family bathroom

The family bathroom is bright and welcoming, featuring a classic white suite with a corner bath and overhead shower. A skylight fills the space with natural light, while built-in wooden storage keeps everything neat and organised. With a pedestal basin, WC and charming cottage details including an exposed beam.



## The front patio areas

The front patio areas are perfect for enjoying the cottage's peaceful setting and mature gardens. A pretty paved terrace sits just outside the house, ideal for morning coffee or relaxing in the sun. Beyond this, a charming circular patio with brick walls provides a more private space for al fresco dining or evening drinks, surrounded by countryside views. These delightful spots offer year-round enjoyment and make the most of the beautiful outdoor space.





## The front lawn

The front lawn is a wonderful expanse of open green space framed by mature trees and countryside views. It offers plenty of room for family activities or simply relaxing in the peaceful surroundings. A charming timber gazebo that has access to power, provides a sheltered spot to sit and enjoy the outlook, making this lawned area perfect for summer gatherings, play or taking in the beautiful setting all year round.





## The rear garden

The rear and side gardens offer a lovely mix of lawn, mature shrubs and paved seating areas surrounded by established hedges and brick walls for privacy. A spacious patio just outside the house is perfect for outdoor dining or summer barbecues, while the side garden includes a practical area with a shed and space for growing your own. With leafy outlooks, winding paths and plenty of secluded spots to enjoy, these gardens add to the property's charm.





## Driveway & garage

A sweeping gravel driveway offers ample parking for multiple vehicles and leads to a detached double garage, providing plenty of practical storage and secure parking. Well-laid out with easy access to the front entrance, this attractive approach sets the tone for the charming property within. There are electric gates that are remotely operated and have intercom.



## Location

Located in the desirable village of Beoley, Primrose Cottage offers the best of country living with excellent connections to nearby towns and cities. Surrounded by open countryside, scenic walks and pretty local villages, the area provides a peaceful rural feel while being just a short drive from Redditch and Bromsgrove. For commuters, there is easy access to the M42 and M5 motorways linking to Birmingham and beyond. Local amenities include highly regarded schools, village pubs and everyday essentials in nearby towns.

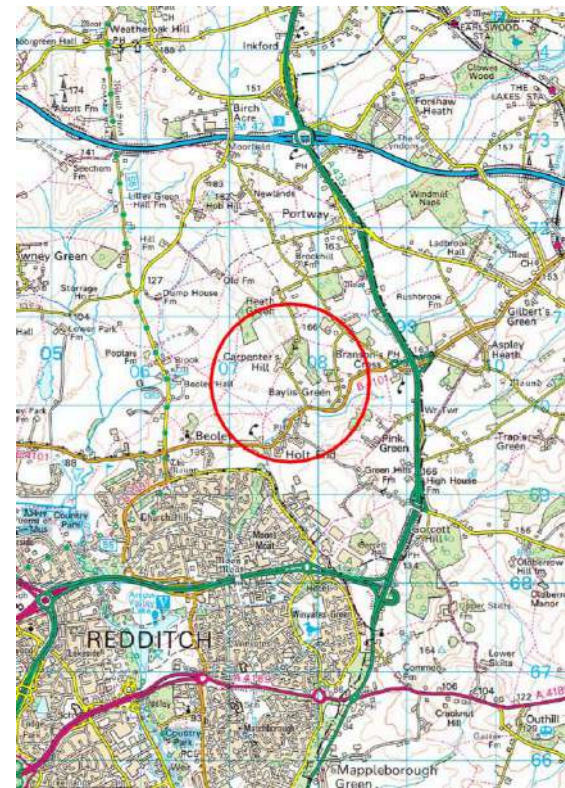
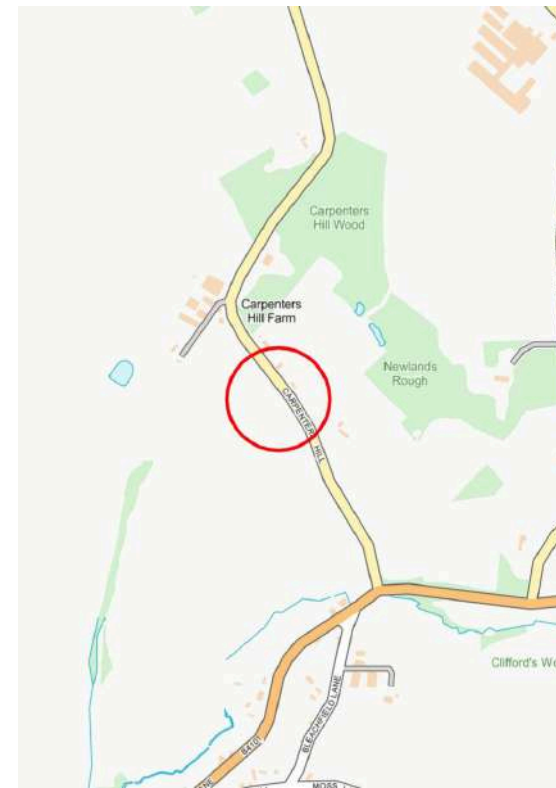
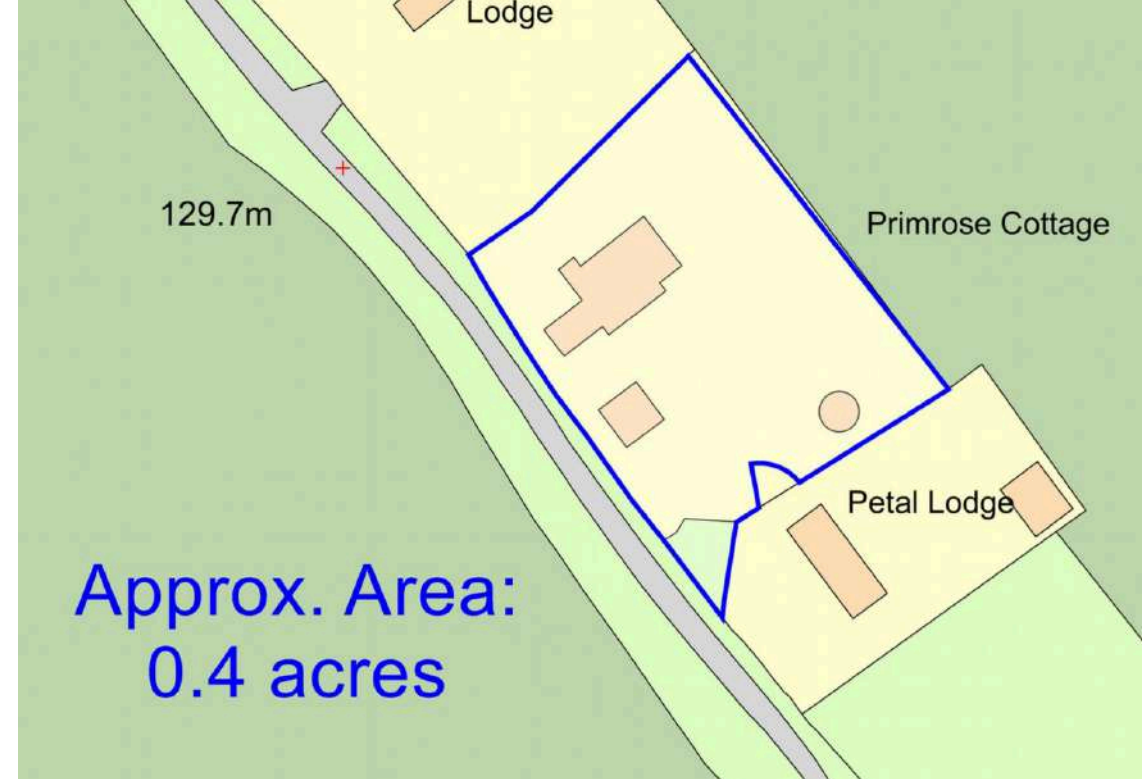
The surrounding area boasts a friendly community atmosphere with plenty of recreational options including parks, golf courses and local farm shops. With a perfect balance of countryside charm and convenience, this location has something to offer families, professionals and retirees alike.

## Services

Mains electricity is connected to the property. Heating is via an oil fired central heating boiler. Water is from a privately managed system (borehole). Drainage is to a septic tank.

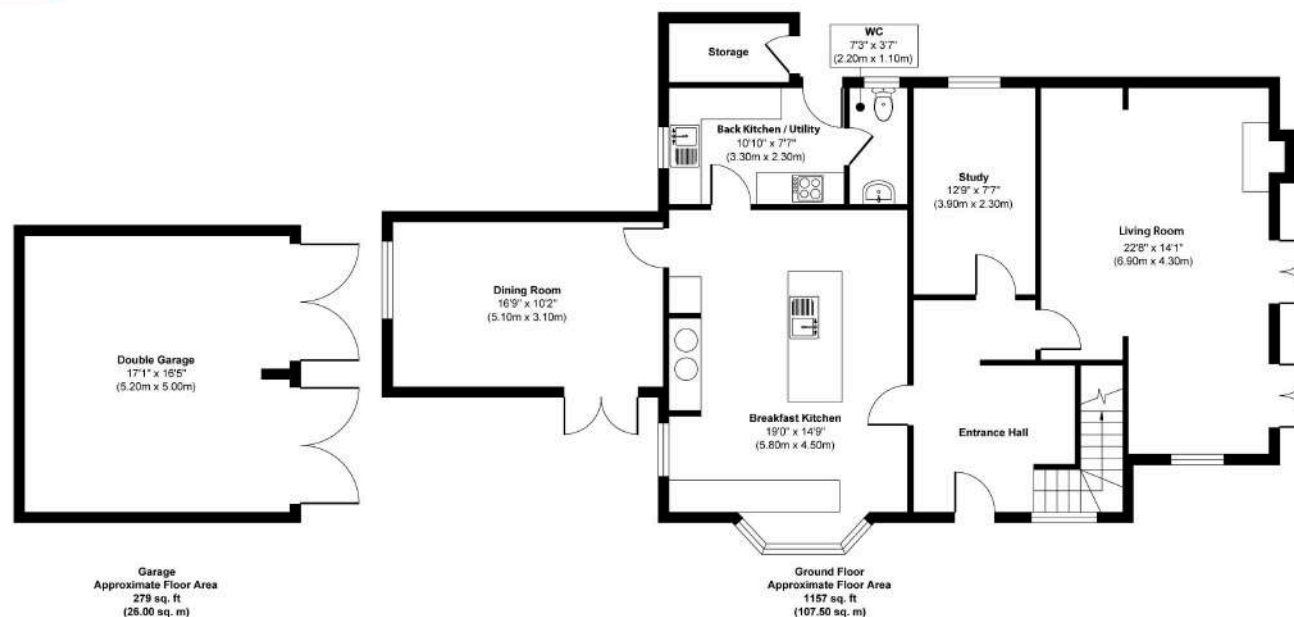
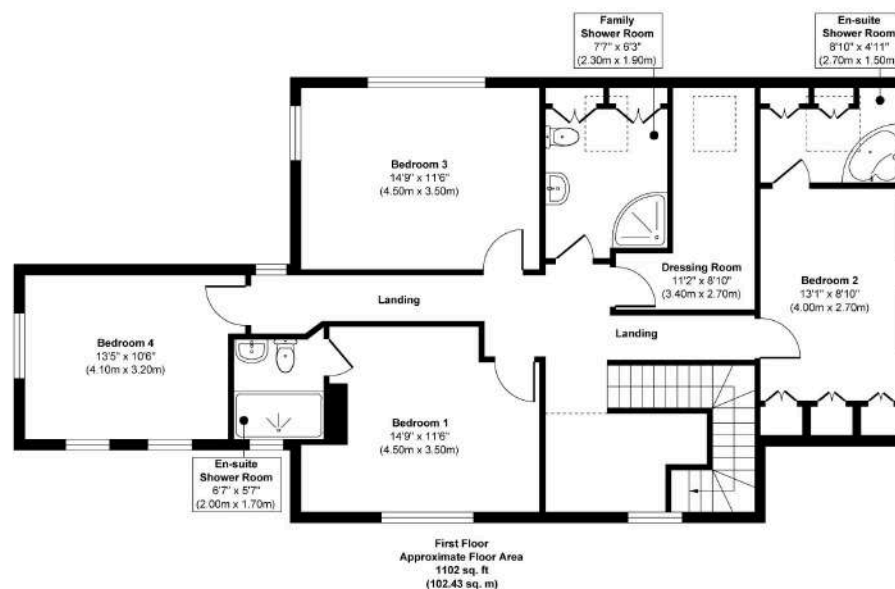
## Council Tax

This property is council tax **band H**



# Primrose Cottage, Carpenters Hill, Beoley B98 3BS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



**Approx. Gross Internal Floor Area 2538 sq. ft / 235.93 sq. m (Including Garage)**



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