



Weatheroak Farm, Alvechurch, Worcestershire





A charming **Grade II listed family home** in about 1.5 acres, with a triple garage and an annexe outbuilding, paddock and tennis court.

Situation

Weatheroak Farm is in a very convenient and popular area of North Worcestershire. The popularity of Alvechurch owes much to its strategic location and amenities of the village, which include an excellent selection of shops for all everyday requirements, doctor's surgery, dental practice, optician, library, public houses and restaurants, railway station and canal marina. The village also has playgroups, an Ofsted "Outstanding" nursery and a primary school. Other local amenities are available within Wythall, which also has a railway station (approximately 2½ miles away). Schools include Eversfield Prep School and Solihull School.



5



3



5



Triple



About
1.49 acres

Tenure

Freehold

Local Authority

Bromsgrove District Council

Council Tax

Band H



The property is well situated for easy access to several regional centres, including Bromsgrove, Redditch, Stratford-upon-Avon, Solihull and Central Birmingham, just 11 miles distant. The property is well located for Junctions 2 and 3 of the M42. The M5 is just a few miles to the west whilst it is only some 5 miles to the M40 (Junction 3A), the principal route to London from the West Midlands. Birmingham International Airport, the NEC and Birmingham International Railway Station are located off Junction 6 of the M42, approximately 14 miles distant. Regular inter-city rail services operate from Birmingham International to London Euston, whilst local trains from Alvechurch and Wythall connect into Birmingham. The Chiltern Line also runs from Birmingham and London Marylebone, with Solihull and Dorridge stations just 6 miles away.

The property

Built on the Roman road, Icknield Street, Weatheroak Farm is a beautifully restored detached family home dating back to the 16th century with Jacobean additions and fine exposed timbers. An abundance of period features are noted throughout, including exposed ceilings and wall beams, antique doors, inglenook fireplaces and bread ovens. Restoration work has been sympathetic to the timbered architecture of the house. The front door opens into a porch leading to a generous reception hall with a beautiful inglenook fireplace, a wood burner inset, and a staircase rising to the first floor.







Off the hall is a cloakroom with WC and wash basin, and from the hall, there are three steps leading to the dining room with a fireplace and rear aspect. A large kitchen/breakfast room has windows to three sides, chamfered ceiling timbers, tiled flooring and space for a large dining table, and an extensive range of kitchen cabinets with individually commissioned tiling behind and Corian working surfaces.

In addition to the hall, there are two generously spaced reception rooms, each with bay windows overlooking the gardens. The drawing room has an original bake oven and the sitting room has an inglenook fireplace. Both rooms have doors to provide access to the garden. There is a cellar beneath the dining room which provides a useful utility/workshop and storage facility.

Upstairs, four of the five bedrooms are double and one is single. All have ceiling and wall beams, some in dark oak and some in light oak and all have fitted wardrobes. The principle bedroom has two basins and an en suite bathroom with a spa bath. The main guestroom, bedroom two, also has a hand basin. Bedroom five is currently used as a study with fitted furniture, and has a staircase leading to an attic above, again with fitted cupboards for storage. There is a family bathroom with bath and walk-in shower, and there is also a washroom with WC and basin at the other end of the landing, which itself has 16th century features.







Annexe/outbuilding

A detached outbuilding with an attractive dovecote cupola is currently used as a games room with a shower room, a separate garden room and an externally accessible garden store. There is scope to convert this building into a self-contained annexe. The conservatory doors and windows in the annexe were upgraded in 2023.





Garden and grounds

The beautiful grounds total approximately 1.5 acres, including a large terrace with an ornate brick balustrade. It steps down to a formal parterre knot garden in Elizabethan style with box hedging. There are lovely, unspoilt country views protected by the Green Belt and the designation of a Landscape Protection Area. The remaining garden is laid to lawn and partly walled with shrub and herbaceous borders. The lawned front garden is well-screened by shrubs and evergreen bushes. Below the garden is a paddock with a hard tennis court and field shelter. The block paved parking is accessed via an electric five-bar gate, with plenty of parking and a detached triple garage.

Services

Mains electricity and water are connected to the property. The heating is electric and the property has its own sewage treatment plant.

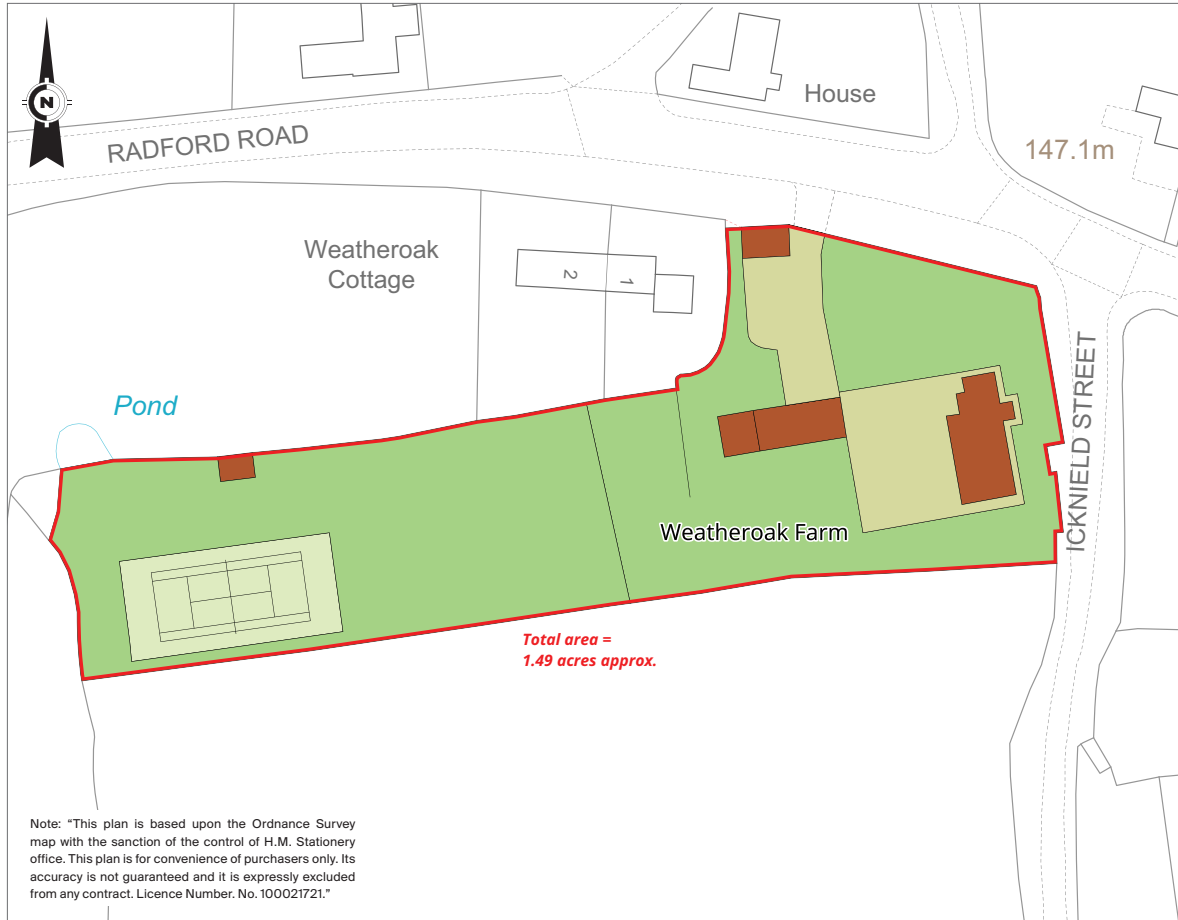
Directions (B48 7EH)

What3words: ///sank.repay.wisely

Viewing

By prior appointment only with the agents.





Knight Frank Stratford-upon-Avon
 Bridgeway House, Bridgeway
 Stratford-upon-Avon
 Warwickshire CV37 6YX
knightfrank.co.uk

I would be delighted to tell you more

James Way
 01789 297735
james.way@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated Summer 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

Approximate Gross Internal Floor Area

House: 350 sq m (3,768 sq ft)

Outbuildings: 118 sq m (1,271 sq ft)

Total: 468 sq m (5,039 sq ft)

inc. restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Date: 01 October 2024
Our reference: STR012472365

Weatheroak Farm, Icknield Street, Alvechurch, Worcestershire, B48 7EH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,495,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

James Way
Partner
+44 1789 206 950
james.way@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

Your partners in property

V0 Error! Unknown document property name.