



Lillicot Farm, Near Alvechurch, Worcestershire



A **fine equestrian property** with a traditional four bedroom farmhouse, 3 bed cottage, 14 stables, manège, workshop and buildings and paddocks in about 18.38 acres.

Summary of accommodation

Lillicot Farmhouse: Hall with study area | Cloakroom | Drawing room | Fitted breakfast kitchen with dining room | Sitting room | Utility room | Boot room and shower
Four bedrooms | Two bathrooms (one en suite) | Store room | Mature gardens | Koi fish pool

Cottage: Large sitting room with kitchen off | Lobby with storage | Cloakroom | Three bedrooms | Shower room

Double garage with staff room, with WC off and alarmed tack room

Stable yard with eleven stables and wash box/solarium | Storage with mezzanine, office and workshop | Covered horsebox garage | Professional 60 x 30m manège with mirrors and lighting

Individual turnout divided into sixteen electric fenced paddocks, orchard | Further yard with three stables, hay barn and lean-to

Sheltered paddocks, stream and six all-weather turnout pens

In all about 18.38 acres

Further land of approximately 38 acres is available by separate negotiation.

Distances

Central Birmingham 11 miles, Bromsgrove 11 miles, Stratford-upon-Avon 23 miles, Worcester 24 miles, M42 (Junction 3) 2.5 miles, M40 (Junction 3A) 5 miles
M5 (Junction 4A) 10 miles, Birmingham International Airport/NEC 14 miles (All distances are approximate)



Knight Frank Stratford-upon-Avon
Bridgeway
Stratford-upon-Avon
CV37 6YX
[knightfrank.co.uk](https://www.knightfrank.co.uk)

James Way
01789 297735
james.way@knightfrank.com



Situation

Lillicot Farm is situated on the ancient Roman Icknield Way and lies in a very convenient and popular area of North Worcestershire near the hamlet of Weatheroak and the attractive village of Alvechurch. 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, post office, doctor's surgery, dental practice, optician, library, public houses and restaurants. The village also has playgroups, a nursery and a primary school. Other local amenities are available within Wythall, which also has a railway station (approximately 2½ miles away), as also does the village of Alvechurch. Schools include Eversfield Prep School, Bromsgrove and Solihull Schools, Warwick Prep and Public Schools and Kings High School for girls.

Lillicot Farm is well situated for easy access to a number of regional centres, including Bromsgrove, Redditch, Stratford-upon-Avon, Solihull and Central Birmingham, which is just 11 miles distant. The property is very well located for both 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), which is the principal route to London from the West Midlands. Birmingham International Airport, the NEC and Birmingham International Railway Station (Intercity to London Euston from 69 minutes) 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 Seecham Equestrian Centre is nearby, as is Solihull Riding Club, Racing at Worcester and Stratford-upon-Avon, Polo at Cirencester and Rugby, and a number of eventing, show jumping and dressage yards in the locality, given the excellent access to all parts of the country on the motorway network.

The property

Lillicot Farmhouse, formerly a 2 up, 2 down shepherd's cottage, is a lovely traditional farmhouse, remodelled by the present owners to create a fine family home, with exposed timberwork, woodburning stoves to traditional fireplaces, handmade oak doors, Farrow & Ball paint throughout, with a large kitchen/breakfast room, with flagstone floor with underfloor heating, AGA, gas hob, hand-painted Italian splashbacks and granite worktops, with a dining room off, which has double doors with fine stained glass depicting the setting of the property and the Weatheroak Windmill, opening to a snug sitting room - all with integrated surround sound. There is a utility room, back hall/boot room with granite and oak tops, and hand-painted tiles behind the sink, with a shower room and WC off.



The entrance hall has an enclosed porch and additional cloakroom with WC and a study area behind the staircase, with the drawing room, with an impressive traditional fireplace facing east and south.

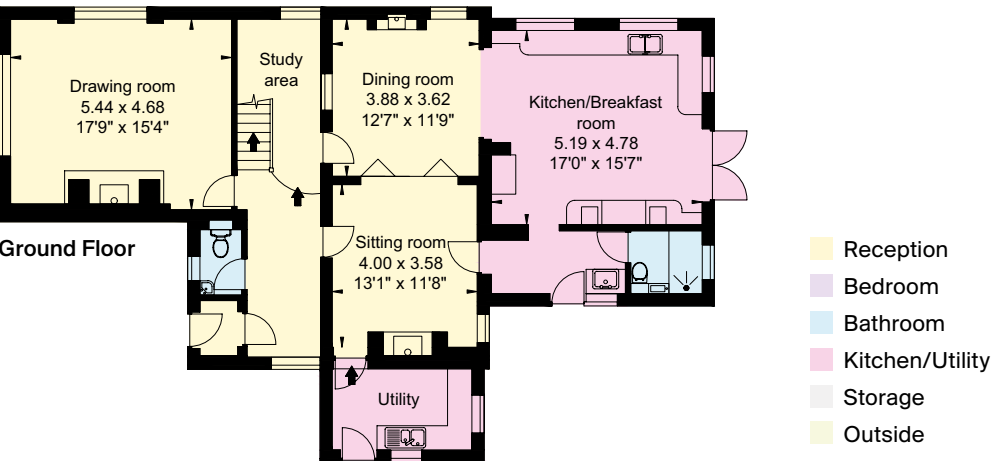
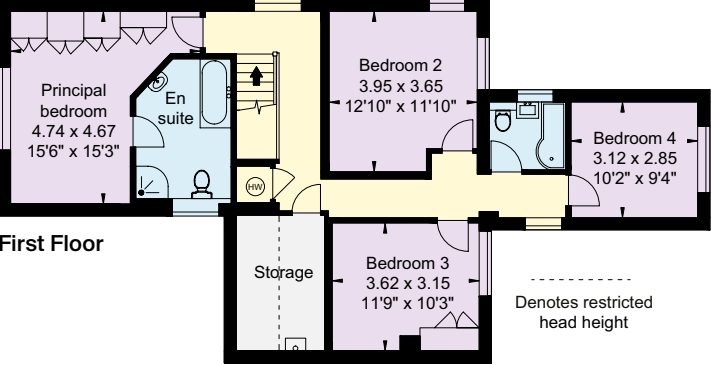
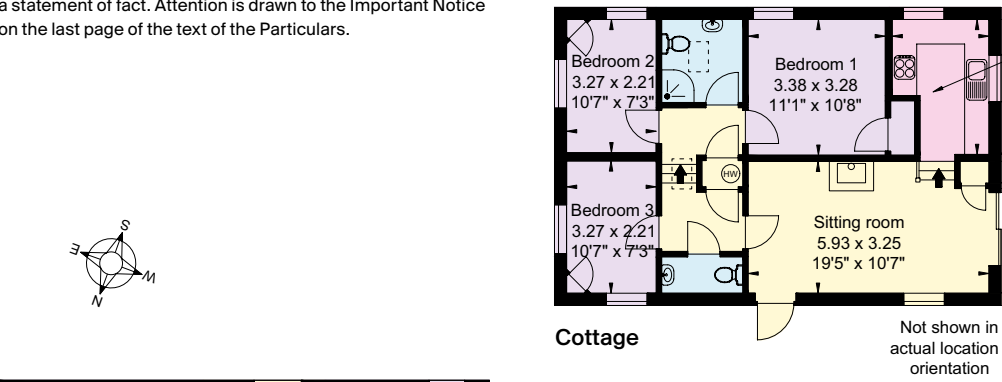
To the first floor are four bedrooms, some attractively vaulted with exposed original roof timbers, a family bathroom, and the principal bedroom has fitted wardrobes and attractively tiled en suite bathroom with bath and separate shower. There is also a walk-in store/boiler room.

Approximate Gross Internal Floor Area

House: 215 sq m (2,315 sq ft)

Cottage: 70 sq m (755 sq ft)

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.



The Cottage

The detached three bedroom cottage, close to the equestrian yard, offers generous accommodation with a large sitting room, come-diner with wood burner and patio doors to outside, and with steps up to a fully fitted kitchen. Off the downstairs hallway is a cloakroom with WC and bedroom three, with steps up to the shower room and two further bedrooms with built-in cupboards. Separate parking, accessed off the stables entrance.





Gardens and grounds

The houses are set back from the road with two separate driveway entrances for the house and for the stables, both with electric double five-bar gates.

The farmhouse, with red block paved drive and parking, has a pretty garden with attractive Koi carp pond, dog kennel, outside lighting and covered hot tub, paved patio, established flowerbeds and lawned garden with al fresco dining area and orchard. Detached double garage with workbench, along with a secure, alarmed tack room and staff mess room, incorporating a kitchenette with separate WC.

Equestrian buildings and facilities

A block paved drive from the stables entrance opens to a large yard with ample parking. Covered large horsebox parking, with water and electric supply attached to a 4-bay steel frame barn incorporating an enclosed workshop with a staircase to an office above and a large covered apron to a yard with three 14 x 14 ft Monarch wooden stables with drinkers and staircase to a first-floor mezzanine with windows overlooking the manège. There is also an outside horse washdown, hay soaking trough and jumps storage area.



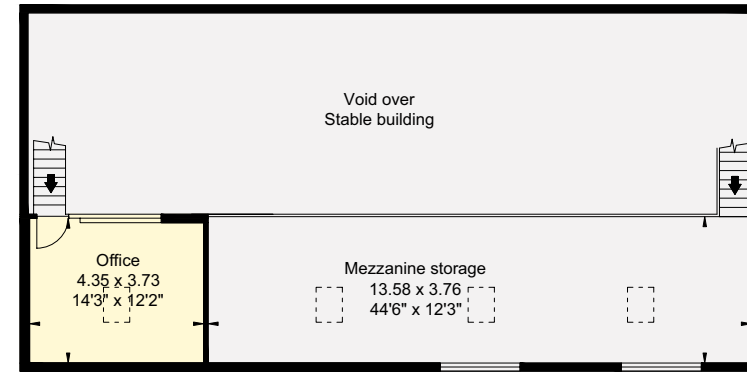
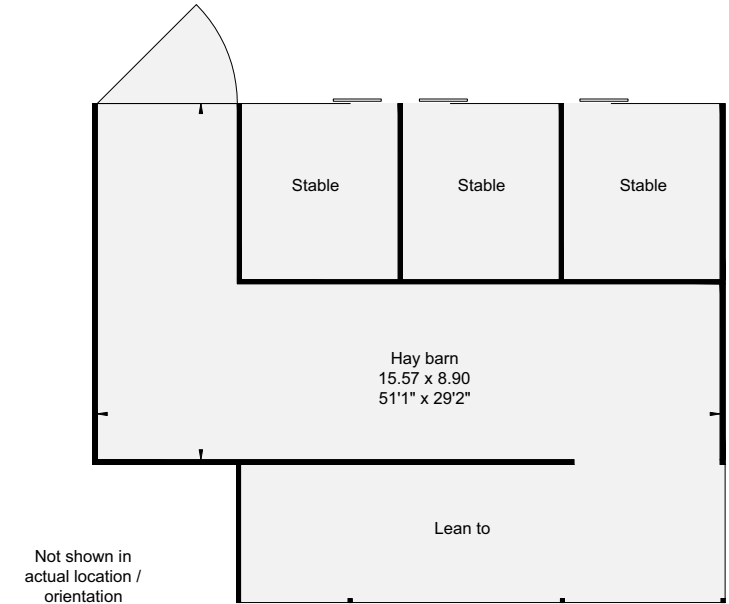
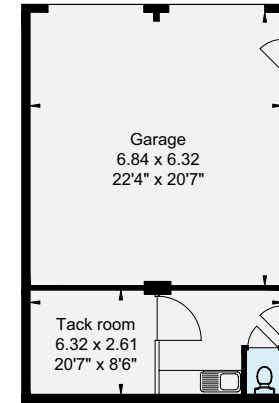


A separate American barn with wide central yard and feed area contains eight further 14 x 12 foot Monarch stables with windows and automatic drinkers, and a wash box/solarium. 5 horse covered Monarch horse walker with rubber matting floor, a 22-metre all-weather lunge pen and all-weather turn out paddock split into six enclosures. 60 x 30 metre manège with Andrew Bowen waxed GP Pro sand and fibre surface, dressage markers and mirrors to two sides and lighting. Behind is a small wildflower meadow. The land is divided into 16 paddocks for turn out ranging from 0.25 acre to 2 acres, some with shallow ridge and furrow. There is a small children's play area and tree house across the natural stream, which runs along the north edge of the property and then through the bottom paddocks. A hard track leads to a further concreted stable or isolation yard, with three large wooden Monarch stables with electricity, automatic water drinkers, fodder store and an area of hard standing, a hay and equipment storage barn with electricity and water supply, with a useful lean-to store/machinery store behind.

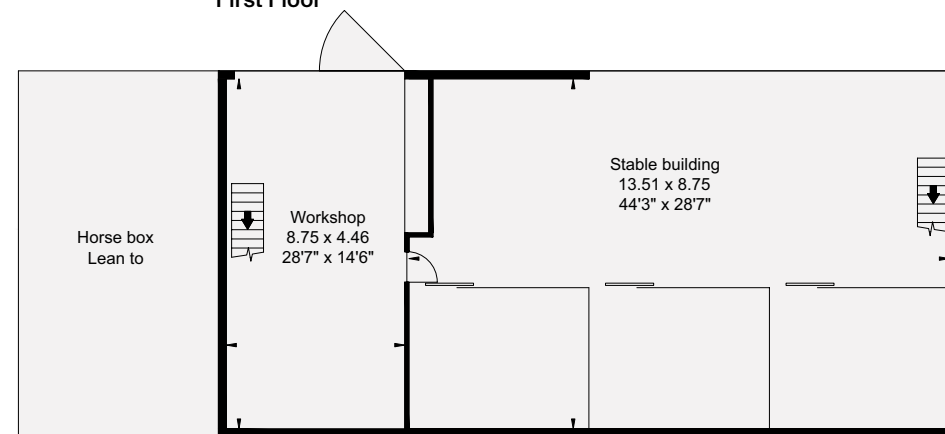
Outbuildings

Approximate Gross Internal Floor Area
Outbuildings: 678 sq m (7,300 sq ft)

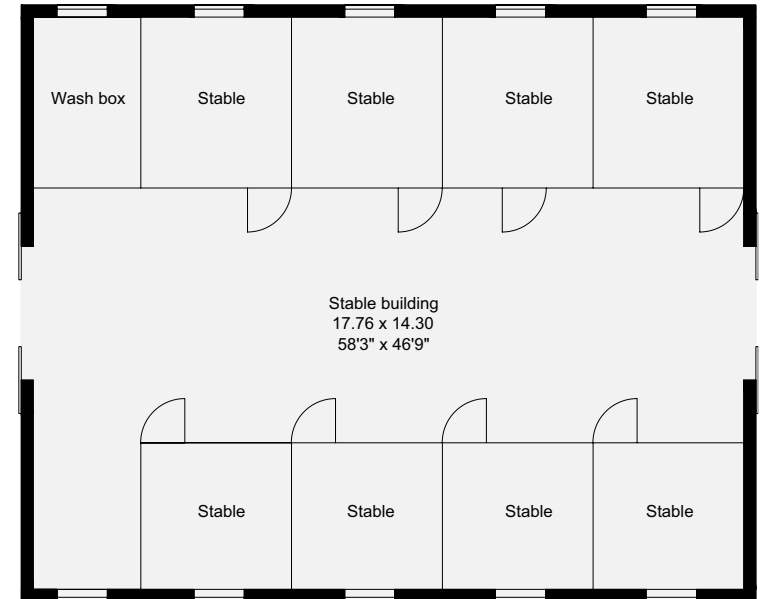
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First Floor



Ground Floor



Services

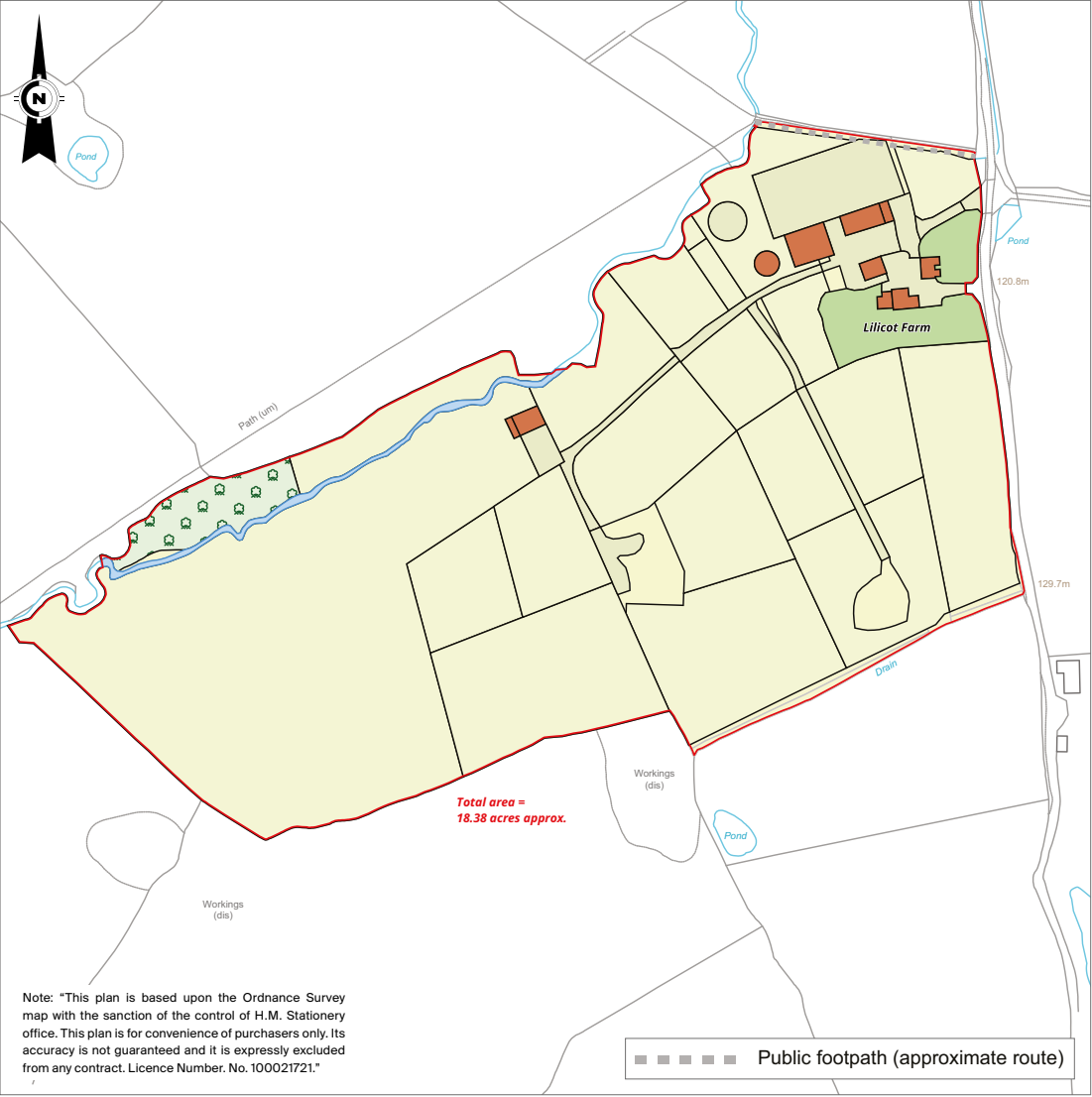
Mains water and electricity are connected. Private drainage system. LPG gas fired central heating to the farmhouse and electric heating and wood burner to the cottage. Solar panels with battery storage and Feed-in Tariff. Security system.

Viewings

All viewings are strictly by prior appointment only through the agents.

Fixtures & fittings

Only those items mentioned in the sales particulars are included in the sale. All others are specifically excluded. Field Shelter available by separate negotiation.



Directions (Postcode B48 7EN)

What3words ///shots.proof.thinks

Property information

Tenure: Freehold
Local Authority: Bromsgrove District Council, Council offices, Burcot Lane, Bromsgrove, Worcestershire, B60 1AA. Tel 01527 873 232.
Council Tax: Band H
EPC Rating: Lillicot Farmhouse – D, Cottage – E



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.

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Particulars dated April 2025. Photographs and videos dated October 2023.

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Date: 05 July 2025
Our reference: STR012306575

Lillicot Farm, Icknield Street, Alvechurch, Birmingham, B48 7EN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,695,000**.

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

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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, Head of Midlands Sales
+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

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V4.3 Sep 24