



The Old Barn
Chapel Lane | Alvechurch | Worcestershire | B48 7QJ

THE OLD BARN

The Old Barn occupies the most idyllic location set amidst gardens and pastureland which extend to approximately 7.35 acres and enjoy outstanding views over the rolling hills and adjoining countryside. This period property oozes charm and character throughout and dates back some 200 years. Offering light and spacious accommodation with four reception rooms, an outstanding open plan family living, dining and kitchen, four double bedrooms, two en-suites and a family bathroom to the main property, together with the adjoining stable block that has been converted into a stunning contemporary two double bedroom annex, offering superb accommodation for extended family or as a rental income, this unique proposition has it all. With adjoining paddocks, hard standing for stabling and ample parking, this family home also offers a fabulous equestrian opportunity.



One of the most impressive features within this home is the superb farmhouse style dining kitchen, with bespoke units all created from one single English oak tree, four oven Aga and living area with a beautiful feature wood burning stove and full height windows to both sides, taking full advantage of the garden and countryside views and the pretty inner courtyard to the opposite side. In addition, there are three excellent reception rooms, a generous reception hall with fitted cloakroom and games room, and superb integrated garaging all to the ground floor. The first floor has some delightful period features, exposed beams, and high vaulted ceilings, it houses the master bedroom suite and three further double bedrooms with a second en-suite bathroom and family bathroom.

The property is set back behind an electric timber five bar gate which gives access into a large gravel driveway and turning area. The driveway then continues down past the main gardens, in front of the property, bounded by mature hedgerow to the one side with a most attractive blue brick paved forecourt and corner seating area, mature plants and shrubs and enclosed by trellis fencing. To the far end of the garden is a covered hard standing area, perfect for the addition of stabling with direct access onto the paddocks, creating the ideal opportunity for anyone with equestrian needs.

Ground floor:

The property is approached via an attractive storm canopy which leads into the main reception hall. The beautiful entrance into this home has some lovely features, such as, stripped solid wood flooring, exposed beams and attractive herringbone patterned brickwork to one wall with brick arch and wide pine and stained glass doors leading to the dining room. Accessed from the reception area is the guest WC.

The first of four reception rooms is the delightful dining room, which the present owners use as a spacious second office, again, it offers ample charm and character with exposed beams and delightful views across the gardens and countryside beyond. Three steps lead up the most impressive drawing room with its feature fireplace fitted with a Franco Bilg wood burning stove, flagstone hearth, deep flagstone display mantle and full height chimney breast behind. This very spacious room is the perfect place for entertaining and hosting all the family together.

The real hub of this home must be the impressive open plan family kitchen, breakfast and living space. With its bespoke hand built English oak units with granite worktops, an excellent range of integrated appliances and the four oven Aga, not to mention ample space for a large family dining table, this is the epitome of an English country farmhouse kitchen. The kitchen opens out into a delightful sitting area with a magnificent full height corbelled brick chimney breast and fitted cast iron Villager wood burning stove. With Indian stone tiled flooring to the whole area, a high cathedral ceiling and oak framed sealed double glazed full height windows on two sides with French doors, this is the perfect space to sit and enjoy the rear gardens and views beyond, and access to the pretty inner courtyard and the main rear terrace with its fabulous outdoor kitchen area.

The inner lobby leading from the kitchen takes you through to the laundry room which is well appointed with brick based units having pine fronts and ceramic tiled worktops, an inset Belfast sink, integrated refrigerator and space and plumbing for washing machine and tumble dryer. This room also houses the Potterton boiler and has a stable door leading to the garden. Also accessed from the inner hallway is the staircase to Bedroom 4 and entrance to the separate Stables annex, allowing this to be part of the main property or separate accommodation.

Leading on from the inner hallway is a further generous sitting room, also currently used as an office and leading from here is the equally spacious games room which leads through to the integrated double garage.









Seller Insight

“Rurally located close to the Worcestershire village of Rowney Green, this stunning barn conversion sits within 7.5 acres of its own land and is accessed via a private tree-lined drive which is shared with two other dwellings. Believed to be 200-400 years old, The Old Barn was sympathetically converted in 1987 to offer a modern home with plenty of original features; exposed brickwork and beams – a nod towards the barn’s rich history and offer the perfect amount of rustic character.

“The property is spacious, welcoming, easy to live in and is bursting with character. Set amongst breath-taking countryside and enjoying glorious far-reaching views, living here feels as though you are in the middle of nowhere, however it is very convenient for villages, towns and is 12 miles from Birmingham Centre, 20 minutes from Birmingham International Airport and the NEC Train Station which gives direct access to London. When we moved in, the adjoining stables were used as such, and we applied for smallholding status and continued to use them for livestock. In 2010, we converted the stables into a very smart self-contained two-bedroom property which offers separate space for extended family or to use as a rental. It’s a wonderfully versatile, quiet and private place to live with lots of freedom giving space,’ say owners Susie and Terry.

“Rowney Green has a very lively social scene with a village hall with tennis courts and playing fields, and a pop-up Friday pub and a Monday coffee morning. Residents regularly come together to run fun events in support of local charities. There are a range of festivals, fetes, cake bakes and barbeque get-togethers throughout the year and the village hall hosts some great clubs and groups. There is a lot going on for a tiny village.”

“The area has some wonderful woodlands to explore which is crisscrossed by local footpaths including one to the local pub! The wildlife is abundant – we get lots of wild visitors to our land. We currently let the local farmer have some of our land for his sheep to graze in exchange for seeing the lambs in the spring is a delight. The garden is private and not overlooked.”

“The house is very inviting and cosy and the large open-plan kitchen/diner/lounge with its AGA is the perfect hub of the home – it’s an ideal space for both day-to-day living and entertaining. The kitchen was hand-built from one single oak tree and the table and chairs seat 16 comfortably.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

Leading from the reception hall, an attractive pine staircase takes you to the delightful split level landing with fine exposed beams and exposed patterned brickwork. The master bedroom is light and airy with a high cathedral ceiling and magnificent exposed roof trusses. The views from here are truly stunning across beautiful open countryside. This spacious suite also offers a dressing room and en-suite bathroom with a bath and separate shower. The second double bedroom is cleverly designed with a bed recess housing two single bed compartments, making it a wonderful children's room. The third bedroom, again a good sized double, has exposed beams and fitted wardrobes with its own en-suite shower room with WC and wash handbasin.





Next to this is the well-appointed family bathroom, also having a panelled bath and good sized corner shower and a fabulous high apex ceiling with exposed purlin and wall beams and exposed patterned brickwork to the gable wall.

The fourth bedroom offers the perfect guest suite and is accessed by a single flight of stairs from the inner hallway. It is a charming suite with further exposed beams and its own en-suite bathroom fitted with a Mira shower, WC and wash handbasin.





The Stables – Annex:

The annex can be accessed from the main family home or externally which offers a most impressive separate accommodation. With incredible open countryside views from your large open plan living, dining and beautifully fitted kitchen, this is a very special living space for extended family or guests to enjoy. Having a guest WC and two excellent double bedrooms, each with their own en-suite bathroom, and with the main bedroom having an added benefit of a large mezzanine floor which could be used as additional office space or as a dressing room, it also offers potential as a rental opportunity. The quality and finish to The Stables is exceptional, with some delightful features including stained glass, exposed beams, and beautiful old brickwork. The bi-folding doors across the back of the living space opens onto the smartly laid terrace, where you can sit and enjoy the unspoilt views and complete tranquillity this has to offer. The owners have created the perfect balance between contemporary modern living and period charm.





Outside

At the rear of the property is a delightful garden area with a blue brick paved sun-terrace having outdoor brick built fireplace with side double door storage cupboard with tiled top. To the side of the terrace is a stone water feature with ornamental plants surrounding. A blue brick path and arbour runs along the rear of the property with brick pillars, low brick walling and a variety of climbing plants including a very mature grapevine. Beyond the terrace is an extensive lawn with inset shrubs and trees, also a variety of fruit trees including apples, plum and pears and there is a pretty timber framed Victorian greenhouse set on a brick plinth. There is also a timber gazebo and a further separate single garage. The gravel drive to the top of the grounds offers a huge amount of parking for around 12 cars, and a separate long gravel driveway gives access around the rear of the garden to the paddocks and substantial further parking together with a large hard standing area perfect for the construction of stables or workshops. Five bar gates give access to the paddock enclosures and with 7.35 acres on offer, this creates the perfect equestrian opportunity if required.







ROWNEY GREEN

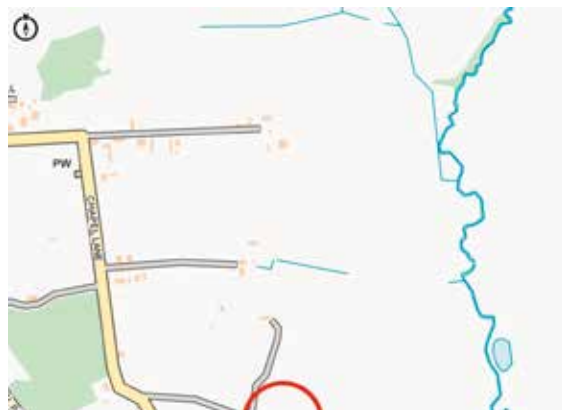
A picturesque village in the heart of the English county of Worcestershire, Rowney Green has a small population and is home to a village hall, a chapel, a Friday community pub, Monday coffee house, several riding stables, a couple of farms and Newbourne Wood, a 12th Century Deer Park and part of Worcestershire Wildlife Trust. The village and surrounding countryside offers challenging hills for serious cyclists, wonderful dog walking paths, and lots of playing fields, hobby farms and tennis courts. With plenty of shops, pubs, restaurants, a doctors' surgery, children's nurseries, a dentist, railway station and primary school just 3 miles by road to Alvechurch and only 1 mile via footpaths across fields, it offers the perfect place for families to live. There is also convenient access to the M42 and M40 Motorways and a short 20 minutes from Birmingham International Airport and the mainline station.



ALVECHURCH

The village of Alvechurch is serviced by three churches, two schools, a library, village hall, vets and doctors surgery and is large enough to have a full range of everyday facilities but small enough to be a community. Recreationally, it is served by two public houses and several lovely restaurants making Alvechurch a most attractive and convenient proposition. Sited within the Worcestershire district of Bromsgrove, Alvechurch is one of Bromsgrove's 20 parishes and shares boundaries with Beoley, Wythall, Barnt Green, Cofton Hackett and Tutnall & Cobley Parishes. The parish also borders the city of Worcester and is therefore a vital part of the West Midlands Green Belt that serves as a buffer between conurbations. The only part of the parish that is not covered by the Green Belt classification is the centre of Alvechurch village itself. The resultant restrictions on new building development in the Green Belt mean demand for new housing in the parish is high. Alvechurch Village Centre is a designated Conservation Area, host to a number of listed buildings originating from the 15th century. The parish church of St Laurence is listed Grade II. The parish is host to good transport links of all types including (by road) the north/south A441 and the east/west M42, (by rail) the Redditch/Lichfield cross-city service, and (by canal) the Worcester Worcestershire canal. The river Arrow flows from its source in the nearby Lickey Hills through the parish and out towards Alcester.





Services

Mains gas, electric, water & drainage
Underfloor heating in The Stables annex
Power & lighting to the garage
Network cabling, CCTV & security alarm

Tenure

Freehold

Local Authority

Solihull Metropolitan Borough Council
Council Tax Band G

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 0121 746 6400

Website

www.fineandcountry.com/uk/solihull

Opening Hours

Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm
Sunday 11.00 am - 3.00 pm



The Old Barn, Chapel Lane, Alvechurch, Birmingham, West Midlands

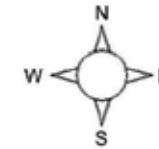
Approximate Gross Internal Area

Main House = 3335 Sq Ft/310 Sq M

Garages = 351 Sq Ft/33 Sq M

The Stables Annex = 1137 Sq Ft/106 Sq M

Total = 4823 Sq Ft/449 Sq M



Ground Floor

Ground Floor-The Stables



First Floor



First Floor-The Stables

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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The Stables Annexe







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"A big thank you to both Martin and Rachel"

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