



**Bears Cottage,
Gorcott Hill, Beoley, Worcestershire, B98 9EN**

£1,200,000

Situated on a quiet country lane, this outstanding detached residence effortlessly combines contemporary luxury with rural tranquillity.

The property is impeccably finished throughout, with a particular feature being the spectacular open plan kitchen/dining/family room with bespoke cabinetry, integrated Siemens appliances and expansive bi-fold doors opening onto the rear terrace and beautifully landscaped gardens beyond.

In brief, the accommodation comprises; four good-sized bedrooms, two bathrooms (including en-suite to the principal bedroom), spacious living room, exceptional open plan kitchen/dining/family room, separate utility room and downstairs WC.

Outside, a secure gated driveway provides ample parking, while the delightful West-facing rear garden enjoys a private outlook and incorporates a detached outbuilding, ideally suited to a home office, games room or entertaining space. A further benefit is the adjoining land, which extends to just over 3 acres and offers any new owner the opportunity of enjoying the surrounding countryside and embracing a more rural way of life.

Bears Cottage enjoys all the advantages of idyllic countryside living, whilst remaining conveniently placed for the extensive range of amenities available in Henley-in-Arden, Studley and Redditch. The A435 is easily accessible, being less than half a mile away, and provides excellent road links to the M42 (J3) to the North and the A46 to the South, approximately 3.5 and 8.5 miles away respectively.



The property is set back from the road behind electric gates, which open onto a large gravelled driveway that provides parking for numerous vehicles.

GROUND FLOOR

Entrance Hall

Living Room

18'4" x 11'5" (5.60m x 3.50m)

Open Plan Kitchen/Dining/Family Room

26'2" x 25'11" (8.00m x 7.90m)

Utility Room

8'2" x 7'6" (2.50m x 2.30m)

Downstairs WC

FIRST FLOOR

Landing

Bedroom One

21'7" x 15'5" (6.60m x 4.70m)

Dressing Room

En-Suite

9'2" x 8'2" (2.80m x 2.50m)

Bedroom Two

14'5" x 10'9" (4.40m x 3.30m)

Bedroom Three

11'5" x 9'2" (3.50m x 2.80m)

Bedroom Four

11'5" x 8'6" (3.50m x 2.60m)

Family Bathroom

9'6" x 8'2" (2.90m x 2.50m)

OUTSIDE

Rear Garden

Mainly laid to lawn with a substantial Cotswold slabbed terrace, which provides the perfect setting for al fresco dining and summer entertaining.







Outbuilding

18'8" x 13'1" (5.70m x 4.00m)

Currently used as a home office, games room and bar area, this detached building offers endless possibilities for work, leisure or entertaining guests. Externally, there is a further patio and dedicated hot tub area.

LAND

As the plan within these details indicates, the property is being sold with approximately 3.03 acres (1.23 ha) of pastureland, which benefits from direct access from Gorcott Hill.

ADDITIONAL INFORMATION

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps.

Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor and in-home

O2 - Good outdoor, variable in-home

Three - Good outdoor

Vodafone - Good outdoor, variable in-home

For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band F

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains electricity and water are connected to the property. Drainage is a private system via a septic tank located within the grounds. The heating is via a gas-fired (LPG) boiler, which is located in an airing cupboard in between the two bathrooms on the first floor.

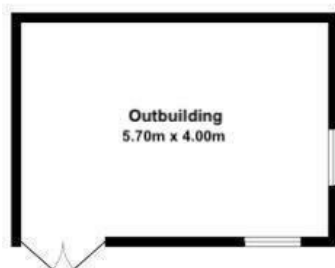
Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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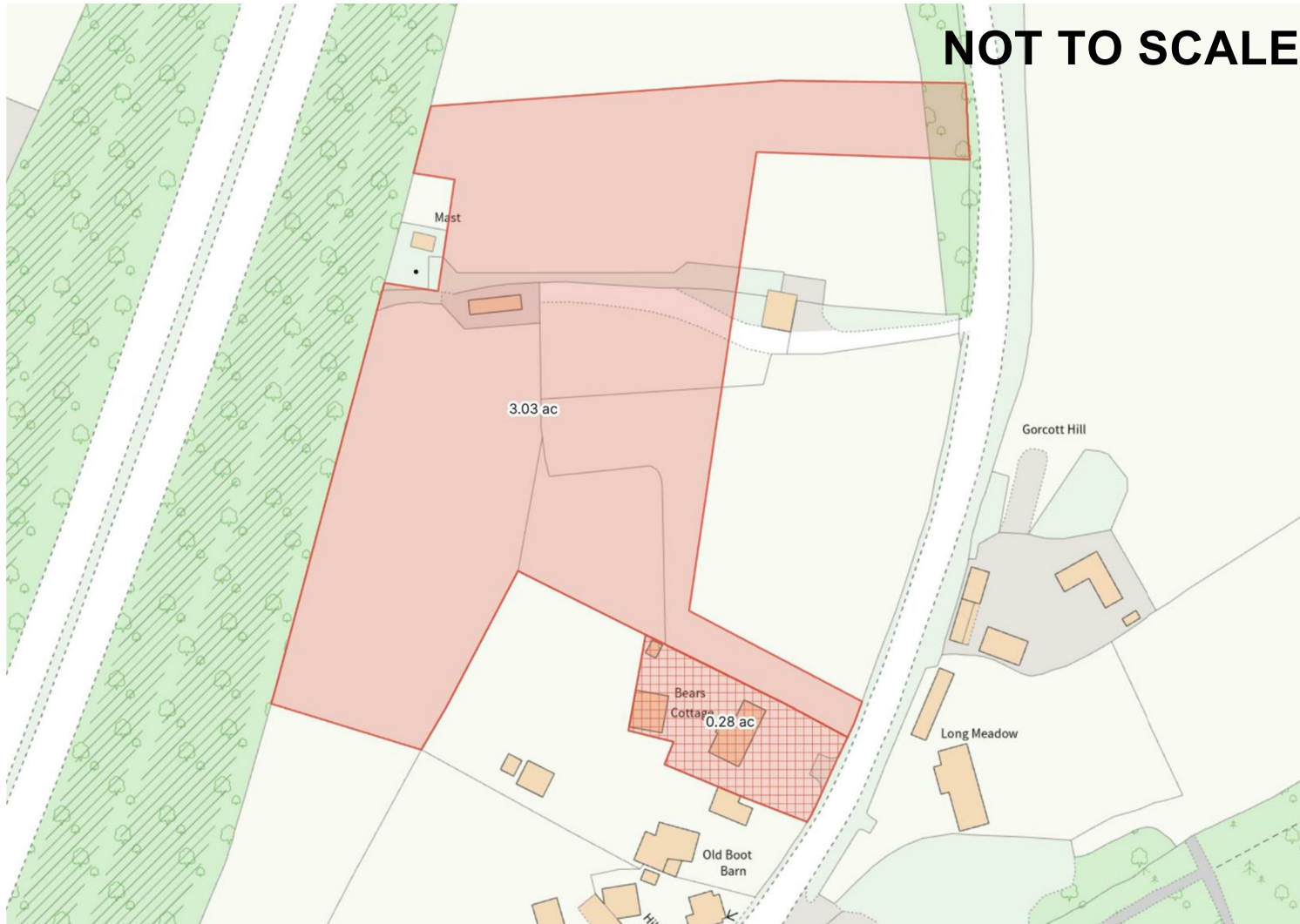
TOTAL FLOOR AREA : 2218 sq.ft. (206.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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NOT TO SCALE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

