

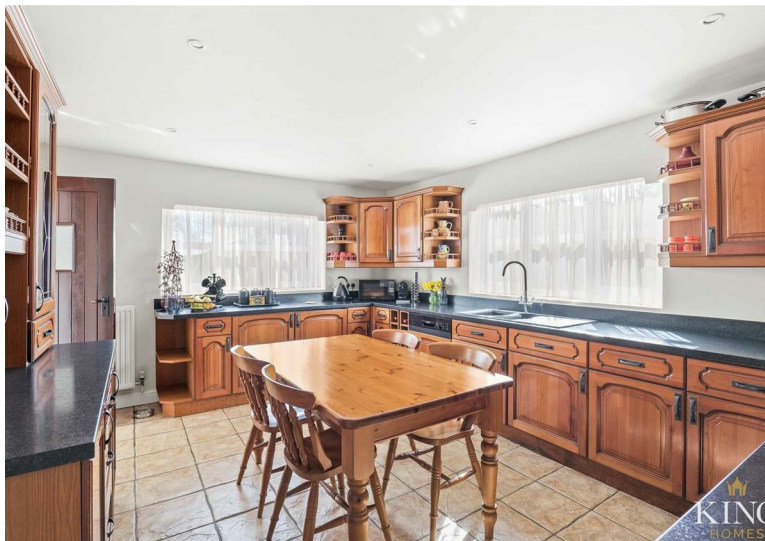


**Seafeld Lane, Alvechurch, B48 7HN**

**Guide price £1,100,000**

  
**KING**  
HOMES

\* 3.99 Acres \* Substantial Detached Country Residence \* Four Bedrooms \* Five Versatile Reception Rooms \* Detached Double Garage \* Development Potential (STPP) \* VIDEO TOUR AVAILABLE \* Rose Cottage Farm is a charming and substantial four-bedroom detached farmhouse, set within 3.99 acres of private, scenic grounds, comprising around one acre of established residential curtilage with a further three acres of adjoining agricultural land, well-suited to equestrian use. Tucked away on a peaceful country lane, the property offers over 2,600 sq ft of versatile accommodation, including five reception rooms: a generously sized living room, garden room, conservatory, formal dining room, and a cosy snug. A dedicated home office provides an ideal environment for work or study, while the well-appointed kitchen enjoys views across the grounds and offers excellent storage and workspace, alongside a convenient downstairs W.C. Perfect for families, remote working, or those seeking a peaceful rural lifestyle.



Nestled along a sought-after and tranquil country lane, Rose Cottage Farm offers an exceptional opportunity to acquire a charming and substantial detached farmhouse set within 3.99 acres of private grounds. This spacious and versatile home beautifully blends traditional rural character with modern living, making it ideal for families, multi-generational living, or those seeking a peaceful work-from-home lifestyle.

Accessed via a generous stone gravel driveway, the property provides ample parking for several vehicles and leads to a large detached double garage. The garage presents an excellent opportunity for conversion, subject to the necessary planning consent. The approach is beautifully private, framed by mature hedging, established trees, and well-tended shrubbery, creating a wonderfully secluded and picturesque setting.

Entering through the front door, you are welcomed by a spacious and bright entrance hall, with doors leading to various reception rooms and a staircase rising to the first floor.

Doors swing open into the superbly proportioned living room, where fantastic views extend out to the garden. This impressive space is centred around a striking open brick inglenook fireplace with a log burner, perfect for cosy evenings. An open arch leads seamlessly into the garden room, with triple-aspect glazing allowing for stunning views and a true connection to the outdoors.

In addition, the conservatory offers another versatile reception space, flooded with natural light from floor-to-ceiling windows and enjoying far-reaching views across the surrounding landscape. Sliding doors open directly onto the rear garden, while a further door provides access through to the kitchen.

The large farmhouse kitchen is well-appointed, offering a generous array of wall and base units that provide excellent storage and ample worktop space. Dual-aspect windows frame lovely views across the grounds, bringing the outside in while flooding the room with natural light. A door leads conveniently back to the central hall, creating an easy flow through the ground floor.

Complementing the kitchen is a separate dining room, enhanced by dual-aspect windows and offering plenty of space for a large dining table along with additional furniture—ideal for formal gatherings or relaxed family meals.

Also on the ground floor is a cosy yet spacious snug, again benefiting from dual-aspect windows, making it a perfect second sitting room or reading space. A dedicated home office provides a quiet area for work or study, while a convenient downstairs W.C. completes the ground floor layout.

Upstairs, the principal suite is a standout feature—offering a generously sized double bedroom, a dedicated dressing room, and a stylish en-suite. Three further good-sized bedrooms provide ample accommodation for family and guests, all served by a well-appointed family bathroom. The layout offers both comfort and flexibility for modern family living.

The gardens and land are a true highlight of this remarkable home. Extending to 3.99 acres of flat, well-maintained grounds, the property comprises around one acre of established residential curtilage, with a further three acres of adjoining agricultural land. The outdoor space offers excellent potential for equestrian use, including scope for stabling and outbuildings (subject to the necessary consents), as well as opportunities for creative landscaping or simply enjoying the serenity and scenic views of the surrounding open countryside.

The property is understood to benefit from certain permitted development rights, along with further opportunities for extension or conversion, subject to the appropriate planning permissions.

Rose Cottage Farm is a rare and exciting offering: a grand yet welcoming country residence with existing spacious and flexible accommodation in a truly idyllic rural setting, and with the potential for reasonable expansion and development subject to planning approval—ideal for those seeking an equestrian or lifestyle-led purchase.

#### Hall

**Kitchen** 15'5" x 11'9" (4.70m x 3.59m)

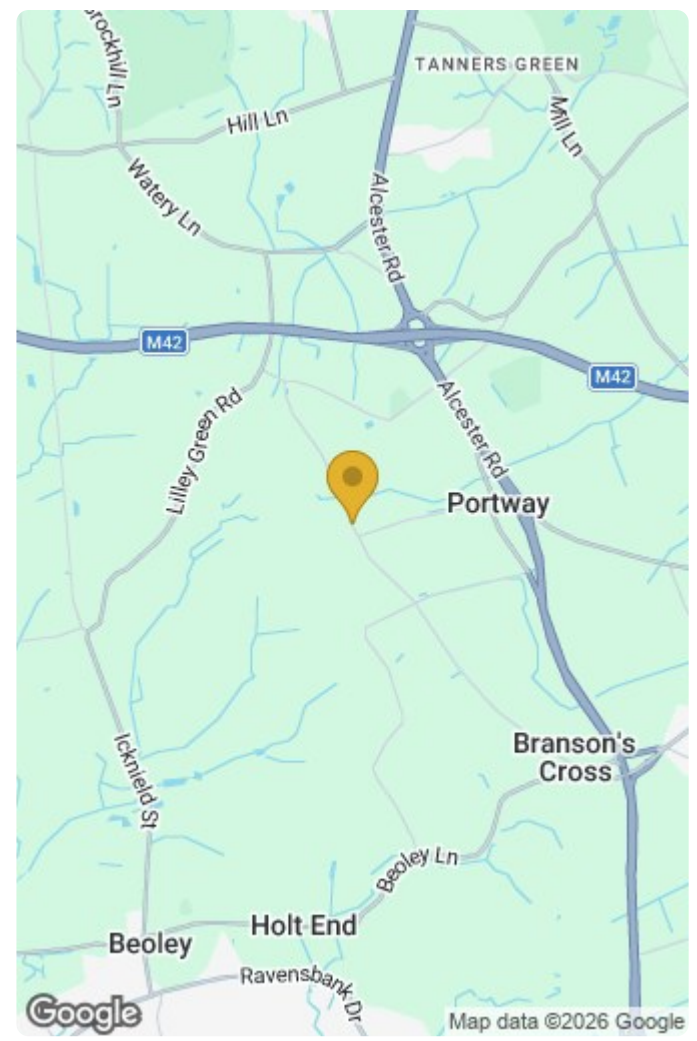
<b>Dining Room</b>	10'3" x 11'6" (3.14m x 3.51m)
<b>Living Room</b>	12'0" x 20'4" (3.67m x 6.21m)
<b>Garden Room</b>	10'1" x 10'7" (3.08m x 3.24m)
<b>Conservatory</b>	11'0" x 13'2" (3.36m x 4.03m)
<b>Snug</b>	12'2" x 12'3" (3.72m x 3.74m)
<b>Office</b>	7'10" x 6'4" (2.41m x 1.95m)
<b>W.C</b>	
<b>Landing</b>	
<b>Bedroom 1</b>	12'0" x 13'1" (3.67m x 4.01m)
<b>En-suite</b>	8'9" x 8'3" (2.68m x 2.54m)
<b>Dressing Room</b>	
<b>Bedroom 2</b>	12'2" x 12'4" (3.72m x 3.77m)
<b>Bedroom 3</b>	10'7" x 11'9" (3.25m x 3.59m)
<b>Bedroom 4 / Office</b>	8'9" x 7'4" (2.67m x 2.25m)
<b>Bathroom</b>	6'2" x 8'7" (1.90m x 2.64m)







Total area: approx. 247.4 sq. metres (2663.4 sq. feet)



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

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