



Mayfield Farmhouse, Canalside

Redditch Road, Hopwood, Alvechurch



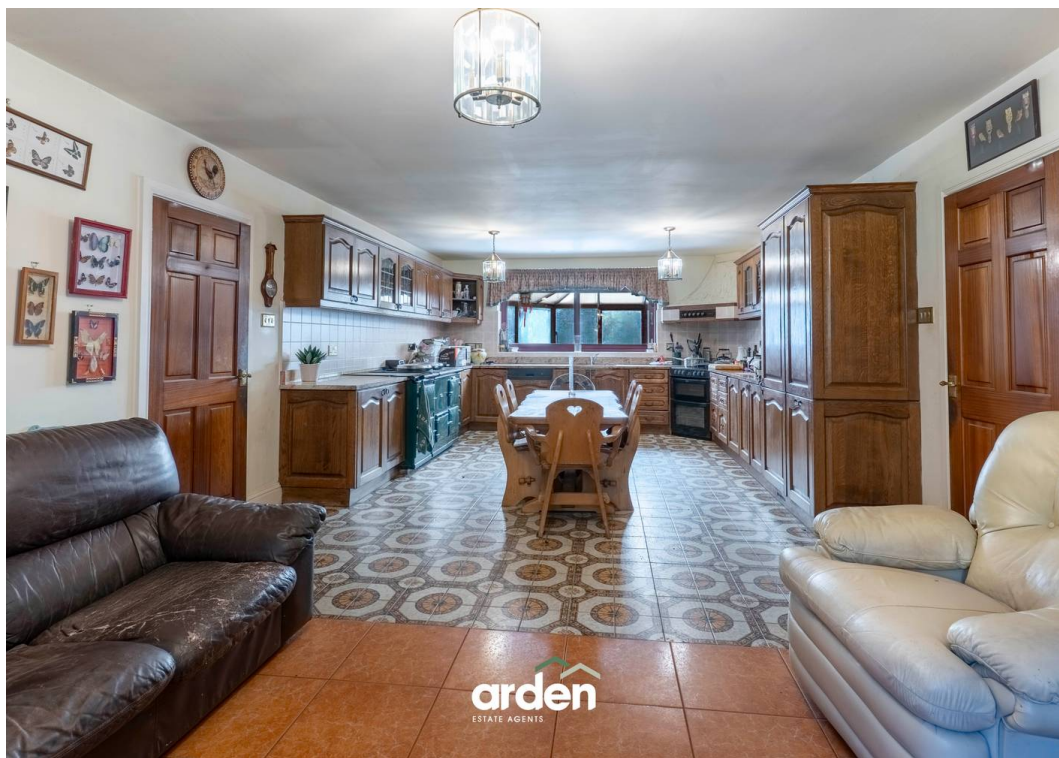
£875,000

Mayfield Farmhouse

A rare and exciting opportunity to acquire a substantial residence extending to over approximately 3,800 sq ft, set within an impressive 1.91 acre plot (approx.). This generously proportioned home offers a wealth of versatile living space, providing huge scope for enhancement to suit individual tastes. The expansive private garden is a particular highlight, culminating in a large, tranquil pond that enhances the sense of seclusion and natural beauty. Accessed via a shared driveway that runs alongside a picturesque canal, the property enjoys an idyllic semi-rural setting, yet remains conveniently close to the amenities of nearby villages and excellent transport links to the wider Midlands motorway network.

- Substantial detached residence extending to over approximately 3,800 sq ft
- Requires full modernisation throughout presenting a rare opportunity to create a bespoke home
- Set within an impressive 1.91-acre plot (approx.) with SOUTH EASTERLY mature gardens and large pond
- Within catchment for Alvechurch schooling
- Generous and flexible living accommodation including multiple reception rooms
- Large kitchen with AGA and ample space for dining and informal seating
- Four well proportioned bedrooms, including a principal suite with en suite
- Ample frontage with large driveway and double garage
- Semi rural setting accessed by a shared canalside driveway





The property is approached via an open porch, framed by pillars to either side, leading into an enclosed entrance porch with a convenient WC. From here, you are welcomed into a double-height reception hall, with views up to the galleried landing above. The hallway provides access to the principal reception rooms, including a formal dining room featuring an open fireplace and door opening into a substantial conservatory. The generous living room, also accessed from the hall, enjoys an open fire and further access into the conservatory, with this side of the house flowing seamlessly in a circular layout.

The kitchen is a particularly spacious area, centred around an AGA and offering ample room for dining as well as a lounge area. Adjacent lies a utility room, housing a floor standing boiler within one of the cupboards, along with an additional WC and separate shower room. From here there is also internal access to the garage and direct access out to the rear garden.

To the first floor, an expansive galleried landing enhances the sense of openness, complete with a large storage cupboard. There are four well proportioned bedrooms, three of which enjoy delightful views over the garden, including a principal bedroom with en suite bathroom. A separate family bathroom serves the remaining bedrooms.

The private south-easterly facing rear garden is a truly tranquil and secluded setting. A generous patio area, complete with greenhouse, leads onto an extensive wrap around lawn with a wide variety of mature trees. At the far end of the garden lies a substantial pond with a central island, which previously featured a bridge access. To the front, the property benefits from a large driveway, front lawn and mature planting, along with access to a double garage.

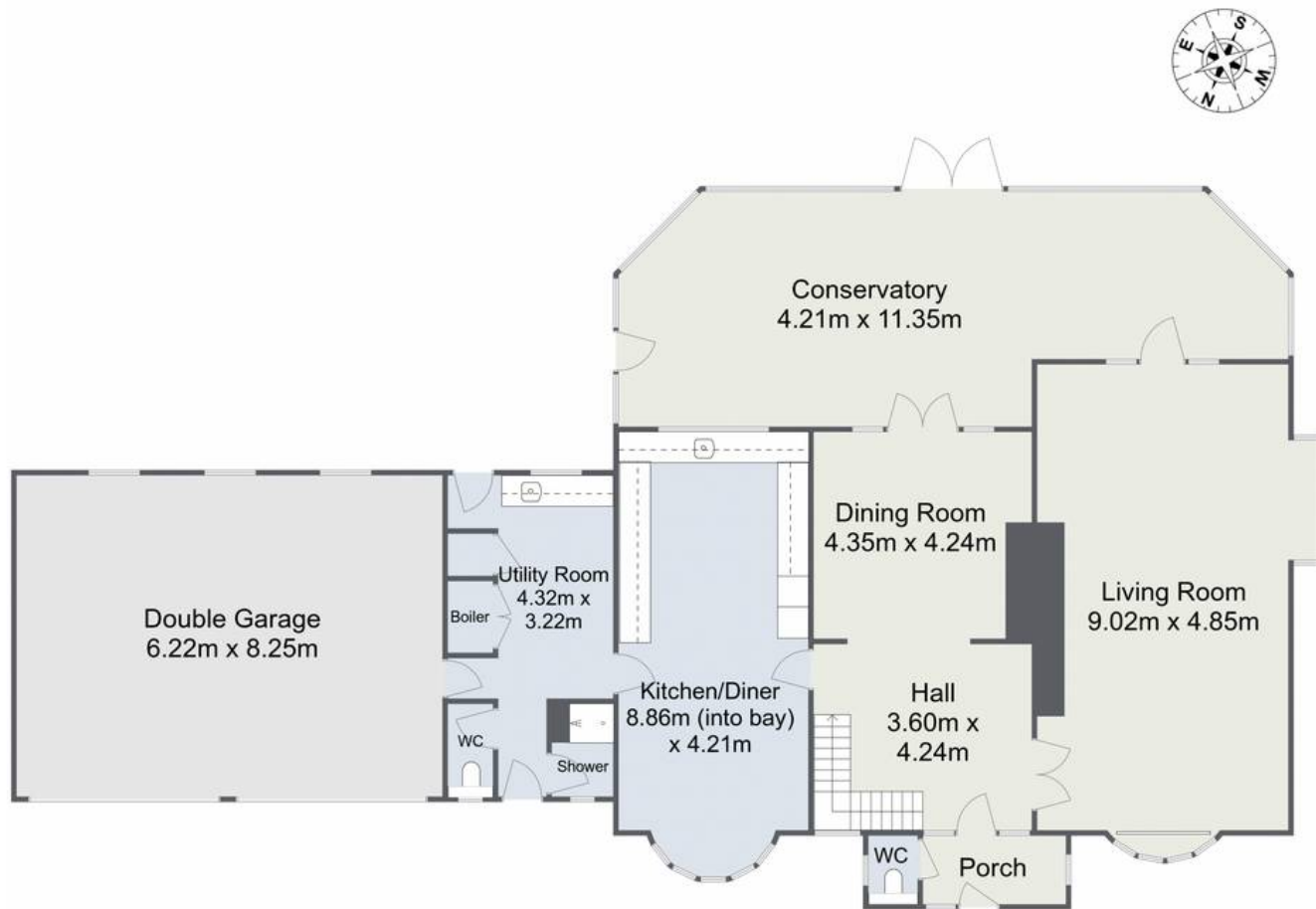
Please note: The property is approached via a shared driveway running alongside the canal and is situated adjacent to a commercial business and yard.

Services – Mains electricity and water. Oil central heating. Drainage via a septic tank

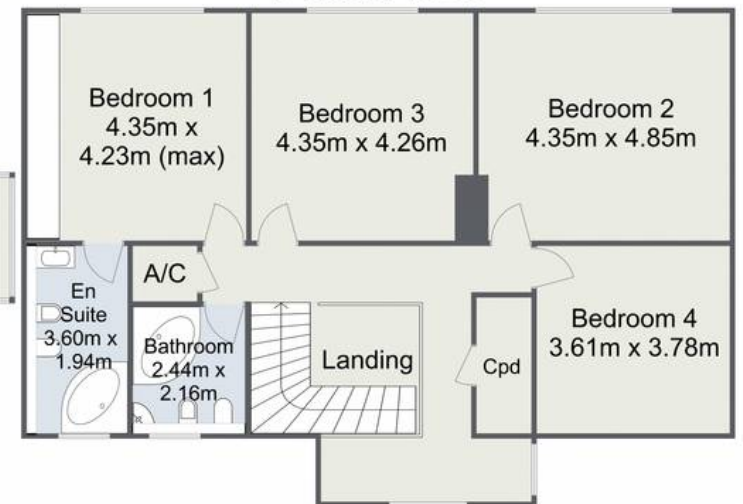


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Ground Floor



First Floor



Total Approximate Area (Including Double Garage):
354.5 sq. m (3,815.80 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.
Floor Plans made using RoomSketcher.



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