



Lea End House

Lea End Lane | Hopwood | Alvechurch | West Midlands | B48 7AY

 FINE & COUNTRY

LEA END HOUSE



Set within an exclusive gated development of just eight individual homes, this exceptional three-bedroom farmhouse combines timeless character, beautifully curated interiors and far-reaching countryside views. Occupying approximately 1,561 sq. ft. and surrounded by approximately 0.25 acres of mature gardens, the property offers a rare opportunity to acquire a fully furnished country home of considerable charm and distinction.



Professionally interior designed throughout and meticulously maintained, the accommodation is rich in period features, including exposed beams, timber-framed windows, solid oak flooring and traditional flagstone floors. Every room has been thoughtfully styled to complement the home's heritage, creating an elegant yet welcoming atmosphere.

The heart of the home is a beautifully appointed farmhouse kitchen and breakfast room, complete with an AGA, Belfast sink and solid wood worktops. A separate utility room and cloakroom add practicality, while the dining room opens directly onto the gardens through French doors, providing a seamless connection between indoor and outdoor living. The dual-aspect sitting room is bathed in natural light and centred around a charming log-burning stove, offering a warm and inviting space from which to enjoy the surrounding views.





Seller Insight

“ A move from city life to rural Worcestershire revealed a peaceful retreat, rich in character, wildlife and ever-changing countryside views.

Life here has been defined by simple pleasures; watching spring lambs and horses grazing in neighbouring fields, enjoying countryside walks directly from the doorstep, and embracing the calm that comes with rural living. The home has been thoughtfully designed to maximise both comfort and outlook, with contemporary living spaces flowing seamlessly together while framing the surrounding countryside through generous glazing, allowing the landscape to become part of everyday life.

Alvechurch offers a wonderful balance between rural charm and modern convenience. Surrounded by Worcestershire's beautiful Green Belt countryside, residents enjoy scenic canal walks, nature reserves, cycling routes and a thriving village community, whilst remaining well connected to Birmingham and the wider region.

Visitors are often drawn to the abundance of natural light that fills the home throughout the day, alongside the peaceful views across open fields and grazing livestock. Whether enjoying a morning coffee overlooking the countryside or dining outdoors on a summer evening, the setting provides a constant sense of escape and relaxation.

*Lovingly maintained throughout, the home offers a lifestyle best described as rustic, idyllic and cosy. The greatest luxury has been the freedom of stepping directly into open countryside each morning - a privilege the next owners are sure to treasure.”**

* 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.











Upstairs, three generous double bedrooms enjoy picturesque rural outlooks, with the principal bedroom benefiting from an en-suite shower room. A second bedroom is served by its own adjoining wet room and wash basin, providing excellent flexibility for family living or visiting guests.













The gardens are a particular highlight, thoughtfully landscaped to provide colour, texture and interest throughout the seasons. Areas of wildflower planting, established roses and mature fruit trees create a beautiful setting, while the property's position backing directly onto open farmland allows for regular sightings of grazing livestock and local wildlife.

Located on the rural outskirts of highly sought-after Alvechurch, the property offers the perfect balance of countryside tranquillity and modern convenience, with excellent transport connections, local amenities and miles of walking and cycling routes nearby.

Included within the sale price are all furnishings, carefully selected by a professional interior designer to complement the character and style of the home. This unique offering allows the next owner to move straight in and immediately enjoy an effortlessly elegant countryside lifestyle from day one.









Services, Utilities & Property Information

Management Company Fee: £40 per month

Utilities – Mains electricity, water, sewage treatment plant, Oil

Tenure - Freehold

Property Type – Semi Detached

Construction Type – Standard – brick & tile

Council Tax – Bromsgrove District Council

Council Tax Band E

Parking – Off-road parking for approximately 4 cars & 1 Garage

Mobile phone coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Super-fast FTTC Broadband connection available - we advise you to check with your provider.

Special Notes – There are covenants on the property – please speak with the agent for more information.



2nd floor



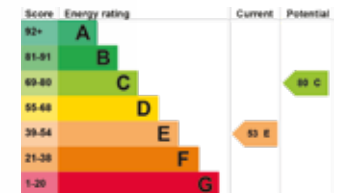
1st floor

LEA END HOUSE

Total Approximate Area | 1561 sq ft

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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.

FLOOR PLAN CREATED WITH LIDAR SCANNING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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