



£795,000

The Old Granary, Grange Lane, Alvechurch B48 7DJ

GUEST
ESTATE AGENTS

Tucked away in one of Worcestershire's most desirable rural settings, The Old Granary is offering an exceptional blend of character, space and lifestyle appeal. This charming four bedroom home, enjoys a peaceful position between Rowney Green and Alvechurch, approached via a sweeping gravel driveway and surrounded by established gardens and countryside charm. Homes in settings such as this are rarely available, particularly those combining original period features with such versatile and light filled accommodation, making this a compelling opportunity for buyers seeking both tranquillity and convenience.

Approached via a sweeping gravelled driveway branching from a small shared driveway off Grange Lane, The Old Granary immediately conveys a sense of understated countryside elegance. The attractive red brick façade, characterful tiled roof and climbing greenery create an instantly welcoming first impression, while the generous courtyard style frontage, manicured lawns and mature planting provide both privacy and a wonderful feeling of space.

The property has been thoughtfully converted to retain the charm and integrity of the original barn, with exposed timbers, solid wood flooring and beautifully proportioned rooms creating a warm and timeless interior. Importantly, the entire width of the property enjoys a desirable south facing aspect, allowing natural light to flood through the majority of the windows and doors from morning through to evening, a feature buyers increasingly prioritise and seldom find in period conversions.

Entry can be gained either through the charming timber framed porch into the kitchen or via the more central entrance into the welcoming hallway. To the front of the property, a secluded paved patio bordered by established shrubs offers an ideal setting for summer entertaining, outdoor dining or simply relaxing in the sunshine.

The kitchen has been designed sympathetically to complement the age and style of the property, featuring shaker style cabinetry in a soft sage green, solid wood worktops, exposed beams and practical tiled flooring. A range gas cooker sits at the heart of the space, alongside integrated appliances including a fridge freezer and dishwasher, creating a kitchen that feels both practical and beautifully handcrafted.

Leading through, the dining room is particularly impressive in scale and flexibility, easily accommodating a variety of layouts for family gatherings or entertaining. Twin south facing windows ensure the room feels bright and inviting throughout the day, while double doors open into the spacious central hallway where a guest WC, useful understairs storage cupboard and staircase to the first floor can be found.

Further double doors lead into the superb living room, a wonderfully spacious dual aspect reception room centred around a charming brick built chimney breast with



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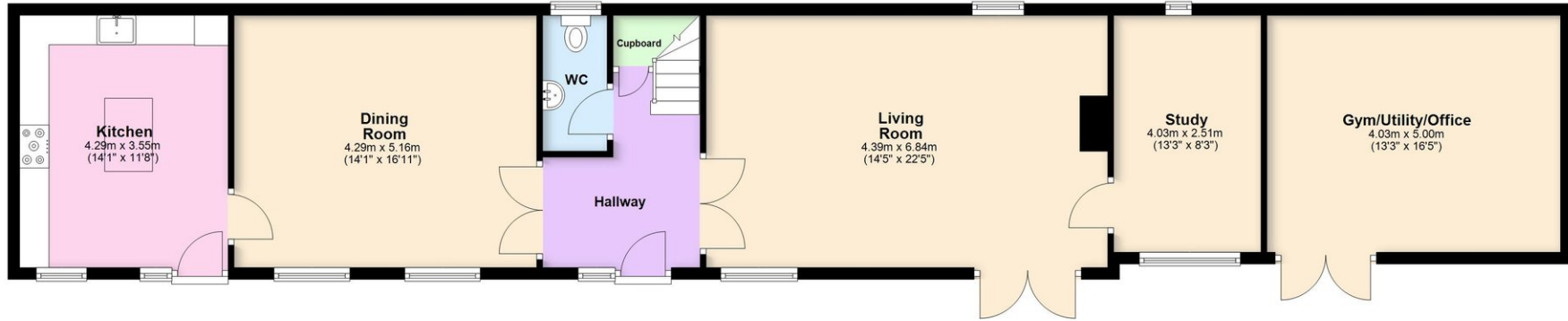




Floorplan

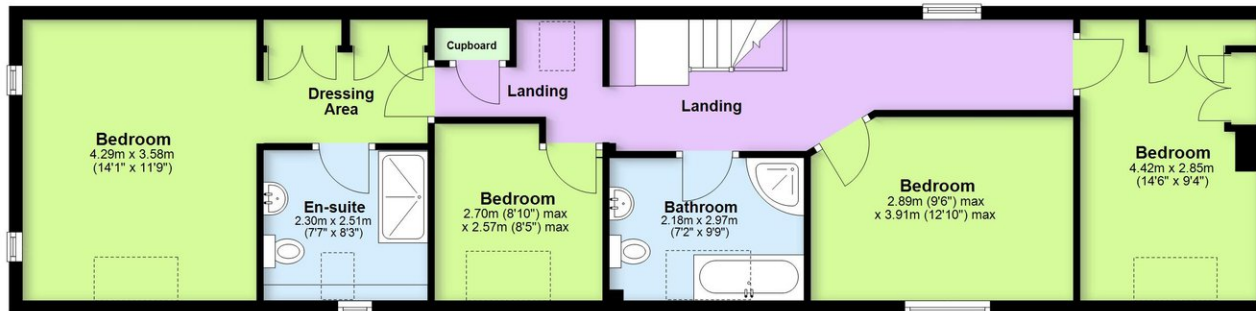
Ground Floor

Approx. 111.2 sq. metres (1197.4 sq. feet)



First Floor

Approx. 79.5 sq. metres (855.6 sq. feet)



Total area: approx. 190.7 sq. metres (2053.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item 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.
Plan produced using PlanUp.

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