



Lychgate, Rowney Green Lane
Rowney Green | Alvechurch | Worcestershire | B48 7QL

 FINE & COUNTRY

LYCHGATE

Exceptional country home set within 11 acres with stunning country views. Featuring elegant reception spaces, a luxury Neptune kitchen/orangery, principal suite, superb gardens, home office, shepherd's hut and outstanding equestrian facilities.



Set on the peaceful outskirts of the charming village of Rowney Green, along a quiet country lane, Lychgate is an exceptional family home occupying an impressively wide plot that affords both privacy and a wonderful sense of space. The property is approached via a generous in-and-out driveway, with one entrance framed by a picturesque lych gate from which the home takes its name. The immaculately maintained frontage is beautifully landscaped, set alongside this peaceful country lane, and features a magnificent mature oak tree, manicured beech hedging, and neatly tended gardens, all combining to create a striking and memorable first impression.

Stone steps lead to an attractive composite entrance door, opening into an enclosed porch rich in character with exposed brickwork and Karndean flooring. A further oak door welcomes you into a superb reception hall—light-filled, spacious, and immediately inviting. The open oak staircase with glass balustrading forms a striking architectural feature, naturally guiding the eye through the home towards the breathtaking countryside views beyond.

The principal living room is a refined and elegant space, thoughtfully designed for both comfort and style. Beautiful plaster detailing and a picture rail enhance the room's character, while a magnificent limestone fireplace with inset wood-burning stove provides a warm and inviting focal point. Dual-aspect windows flood the room with natural light and perfectly frame the surrounding landscape, with views across the adjoining paddock—adorned with seasonal daffodils and a mixture of native English trees.

Positioned opposite, the dining room offers a wonderfully versatile setting, ideal for both formal occasions and relaxed family gatherings. A large picture window overlooks the front aspect, while bi-fold doors to the rear open seamlessly into the orangery, creating an effortless flow across the ground floor. This adaptable space lends itself equally well as an additional reception room, particularly during the summer months or when entertaining on a larger scale. Steps down lead into a delightful snug, also enjoying those fabulous views and creating either a cosy space or an overflow from the space above.

Undoubtedly the heart of the home is the spectacular

open-plan kitchen and orangery—an outstanding space designed with both everyday living and entertaining in mind. The bespoke, hand-crafted Neptune kitchen is beautifully appointed in a soft “limestone” palette, complemented by luxurious travertine flooring and elegant solid marble work surfaces. A comprehensive range of high-end appliances includes double Villeroy & Boch Belfast sinks, a Miele wine cooler and dishwasher, an integrated fridge freezer, and a striking four-oven AGA with three hotplates, forming a true centrepiece.

The adjoining orangery is an exceptional space, beautifully designed to maximise both light and comfort. Two expansive roof lanterns, complete with integrated LED lighting, flood the room with natural light by day while creating a warm and atmospheric setting into the evening, further enhanced by the luxury of underfloor heating. A set of sleek bi-folding doors opens the entire space to the outside, effortlessly blending indoor and outdoor living and framing breathtaking, far-reaching views across the paddocks and rolling countryside beyond. This is a truly impressive setting—perfect for both relaxed family living and elegant entertaining alike.

Leading from the kitchen is a highly functional and generously proportioned utility, boot room, and secondary kitchen—ideal for busy family life or additional catering requirements. This well-equipped space features a Neff double oven, induction hob, and ample room for further refrigeration, alongside dedicated laundry facilities including space for a washer and dryer and a traditional Victorian pulley maid. With access to both the front and rear of the property, this area is perfectly suited for day-to-day practicality, while a conveniently located cloakroom also houses one of the two Worcester boilers.

Completing the ground floor is an integrated double garage, accessed internally and fitted with electric roller doors. Within the garage you find ample storage space, plumbing for further washing machines and the second of the two Worcester boilers. Also leading from the dining room is a guest cloakroom, finished to a high standard, featuring stylish tiling, a vanity unit with inset basin and WC, and useful storage, ensuring both comfort and convenience are maintained throughout this exceptional home.





Seller Insight

“ Tucked discreetly behind private gates and set back from the road, this exceptional country residence offers an enviable blend of privacy, space, and refined rural living. Owned and lovingly developed by the current owners over the past 32 years, the property has evolved from a modest two-bedroom bungalow into a beautifully appointed family home, thoughtfully designed to embrace both comfort and contemporary open-plan living.

From the moment you arrive, the sense of tranquillity is unmistakable. Surrounded by approximately 11 acres of picturesque land, the home is perfectly suited to those seeking a peaceful countryside lifestyle, with expansive grounds that set it apart as a truly unique offering. The land has supported a delightful menagerie of animals over the years, enhancing the charm and character of this special property. The grounds provide a quality equestrian base for any keen equestrian.

Inside, the home is defined by its abundance of natural light and seamless flow of space. At the heart of the home lies the orangery a standout feature and a much-loved space by the owners. Where panoramic views across the grounds can be enjoyed year round. Bathed in sunlight, it is the perfect place to relax, entertain, or simply take in the beauty of the surroundings.

Mornings here are particularly special, with breathtaking sunrises illuminating the eastern skies and filling the home with a soft, golden glow. Each day begins with a sense of calm and possibility, a quality that has made this property so cherished by its owners.

Beyond the gates, the property benefits from a welcoming village community, complete with a charming village hall hosting regular activities, including weekly drama groups, and a delightful local coffee shop that serves as a social hub. The location strikes a perfect balance between rural seclusion and accessibility, with essential amenities, reputable schools, and transport links all within easy reach.

As the owners prepare to move on, it is the unparalleled setting, expansive land, and the happiness created within these walls that they will miss most an enduring testament to the lifestyle this remarkable home.”*

* 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

Rising from the impressive reception hall, a striking oak and glass dog-leg staircase leads to the principal bedroom suite, which occupies the entirety of the first floor and offers a truly luxurious retreat. This exceptional space is wonderfully light, spacious, and serene, enhanced by four generously sized windows—two to the front and two to the rear—framing breathtaking, far-reaching views across rolling countryside in every direction. Beautifully presented in a soft, calming colour palette, the room provides ample space for freestanding furnishings, while delicate Roman blinds dress the windows. A contemporary wood-panelled feature wall behind the bed adds a stylish focal point, completing this elegant and restful sanctuary.

The en-suite bathroom is equally impressive, finished to an exceptional standard with a luxury NK Porcelanosa suite. It features a large walk-in shower with both rainfall and handheld fittings, a striking freestanding oval bath, low-level WC, bidet, and a Neptune inset basin set within a granite vanity unit. Thoughtfully designed, the space also includes a generous vanity area, mirrored cabinetry, a modern chrome towel rail, and underfloor heating beneath Amtico flooring. Dual-aspect windows once again capture the stunning countryside views, creating a beautifully tranquil setting.

A second staircase, accessed from the dining room, leads to a further bedroom wing, offering excellent flexibility for family living or guest accommodation. Here, three well-proportioned bedrooms are arranged around a central landing. The guest bedroom to the front is particularly appealing, enjoying two large picture windows that perfectly frame uninterrupted views across the surrounding landscape. The room comfortably accommodates a double bed along with additional furnishings and storage.

The second double bedroom is equally well-appointed, benefitting from dual windows overlooking the rear gardens and stables, and presented in immaculate decorative order. The third bedroom, a charming and neatly arranged space, is ideal as a child's room, nursery, or study, and enjoys attractive views to the front.

These bedrooms are served by a stylish family bathroom, fitted with a contemporary NK Porcelanosa suite including a hand basin, WC with concealed cistern, and a corner shower. Complemented by elegant tiling, mirrored storage, and a modern radiator, the bathroom also enjoys elevated views across the surrounding land and open countryside, further enhancing the sense of space and tranquillity found throughout this outstanding home.













Gardens, Shepherd's Hut, Home Office & Equestrian Facilities

The outside space at Lychgate is nothing short of exceptional, with beautifully maintained grounds that perfectly complement the quality and character of the home. A generous terrace extends across the rear elevation, providing an ideal setting for outdoor dining and entertaining while enjoying uninterrupted views across the surrounding countryside. Immaculate lawns are framed by thoughtfully planted borders bursting with seasonal colour, including ornamental cherry trees, rhododendrons and japonica, alongside sculptural planting such as mature olive trees and palms, lending a subtle Mediterranean feel to the garden. A magnificent, mature oak tree takes pride of place, further enhancing the sense of maturity and tranquility throughout the grounds.

A charming rose-covered arbour and block-paved pathway lead through the gardens, connecting the main house to the outbuildings and equestrian areas beyond. Discreet yet highly practical, a well-appointed gardener's cloakroom is positioned externally, complete with WC and hand basin—ideal for those enjoying the gardens or working outdoors.

A particular highlight is the beautifully crafted shepherd's hut, currently known as "Sue's Art Studio." Set within its own peaceful position, this delightful space is both characterful and highly functional. Accessed via a decked seating area, it features a stable door entrance, triple-aspect windows, and a light, airy interior with quality wood flooring. Fitted with bespoke shelving, a built-in desk, full Wi-Fi connectivity, and ample power points, it offers a perfect environment for home working, creative pursuits or quiet relaxation. A wood-burning stove and electric heating ensure year-round comfort, while the surrounding views make it an inspiring retreat. The adjacent raised decking area provides an additional entertaining space, comfortably accommodating larger gatherings.

In addition, a substantial detached office building offers further versatility. Finished to an equally high standard, this impressive space features a vaulted ceiling with exposed beams, triple-aspect glazing, and bi-folding doors that open onto the garden. Currently arranged with both lounge and workspace areas, it is ideal as a home office, studio, or leisure space, complete with underfloor heating, excellent natural light, and a fixed external awning for shade during warmer months.

For those with equestrian or lifestyle interests, the facilities at Lychgate are outstanding. The property benefits from a superb range of high-quality outbuildings, including a purpose-built hay barn (also suitable for garaging), multiple storage sheds, and a well-equipped feed and tack room. The stabling, constructed by the renowned Scotts of Thrapston, is of exceptional quality, arranged around an immaculate yard with both front and rear aspects, allowing horses to enjoy views over the surrounding land and ménage. The Stabling offers 2 foaling boxes, 2 12ftx12ft boxes, a wash box, kitchen area and tack room. There is also a useful storage container.

The land itself is circa 11 acres is thoughtfully divided into several secure and exceptionally well-maintained paddocks, each with independent water supply. A well-maintained quality sporttrack ménage provides excellent riding conditions, while additional enclosures and outbuildings cater for a variety of livestock, including secure poultry runs and housing. The entire grounds are enclosed by established hedging and fencing, ensuring both privacy and security.

Further enhancing the property's sustainability, a bank of solar panels with battery storage is installed, contributing to the efficient running of the home and grounds. A picturesque pond within the lower paddock attracts local wildlife, including wild Mallard, adding to the natural charm of the setting.

Altogether, the gardens and grounds at Lychgate offer an extraordinary combination of beauty, functionality, and lifestyle opportunity—perfectly suited to both relaxed country living and those with serious equestrian or hobby farming interests.









LOCATION

Rowney Green, Worcestershire

Lychgate enjoys a superb position on the edge of the highly regarded village of Rowney Green, offering an enviable balance of complete tranquillity and easy access to a thriving village community. Set along a quiet country lane, the property benefits from a peaceful, private setting while remaining within close reach of local amenities and social life when desired.

Rowney Green is a quintessential Worcestershire village, rich in charm and community spirit. Despite its modest size, it offers a surprising array of local activities and amenities, including a village hall, chapel, popular community-led events such as the Friday pub and Monday coffee mornings, along with a long established and active drama group and horticultural society. The surrounding area is particularly appealing to those who enjoy the outdoors, with several nearby riding stables and the beautiful Newbourne Wood—a historic 12th-century deer park managed by the Worcestershire Wildlife Trust—providing an idyllic natural backdrop to the village.

The wider countryside offers an abundance of leisure opportunities, from scenic walking routes and bridleways to more challenging terrain for keen cyclists, as well as open green spaces, tennis courts and hobby farms. For everyday conveniences, the nearby village of Alvechurch lies just three miles by road (or approximately one mile via picturesque footpaths), offering a range of shops, cafés, pubs and restaurants, along with a doctors' surgery, dentist, nurseries, a primary school and a railway station with direct links to Birmingham.

For commuters, the location is particularly well connected, with easy access to the M42 and M40 motorway networks, Birmingham Airport within approximately 20 minutes' drive, and mainline rail services providing swift access to the city and beyond—making Lychgate an ideal choice for those seeking countryside living without compromise.





Services, Utilities & Property Information

Tenure: Freehold | Council Tax Band: F | EPC Rating: C
Broadband (Speeds): 90mps
Flood Risk Rating - Very Low: No risk.
Conservation Area: No.
Services: Mains Electricity & Water
Sewerage : Private Drainage
Oil Fired Central Heating, Solar Panels & Battery Storage
Underfloor Heating to the Orangerie, En-suite and Separate Office
16 x Solar Panels + Battery Storage
Fully Alarmed and CCTV to the property
Your Local Authority – Bromsgrove District Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

Website

<https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>

Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



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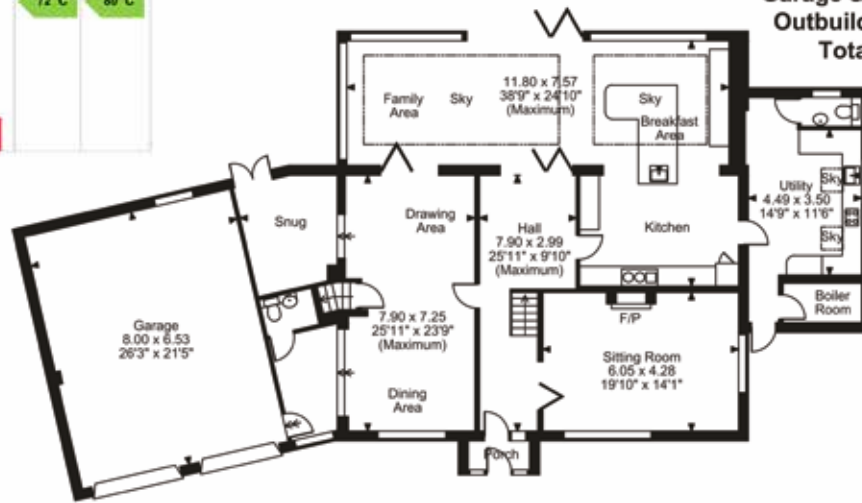
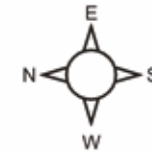
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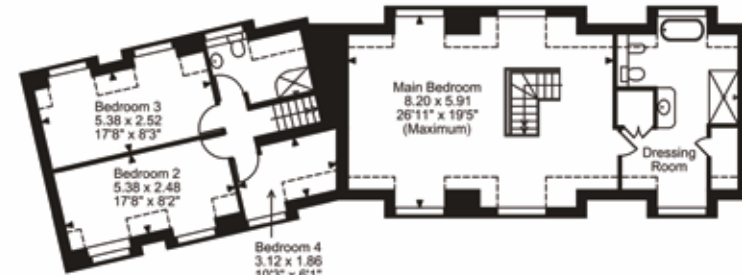
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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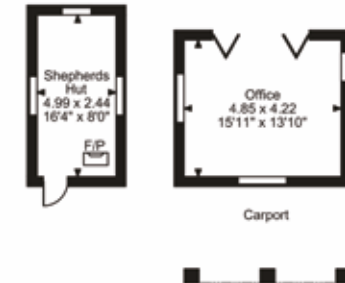
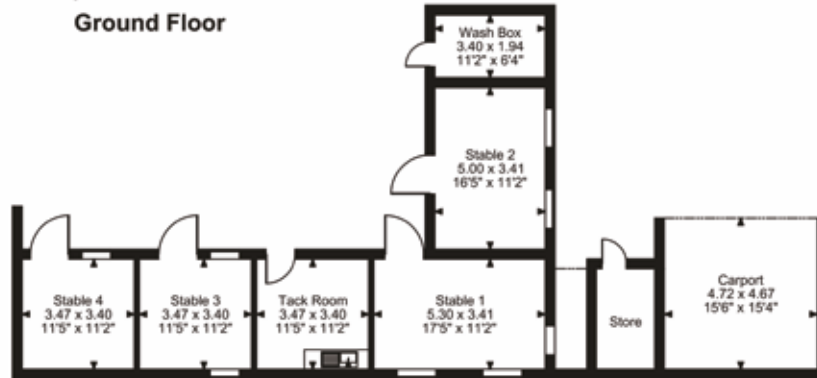
Approximate Gross Internal Area
 Main House = 3173 Sq Ft/295 Sq M
 Garage & Carport = 799 Sq Ft/74 Sq M
 Outbuildings = 1279 Sq Ft/119 Sq M
 Total = 5251 Sq Ft/488 Sq M



Ground Floor



First Floor



Carport

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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We value the little things that make a home



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THE FINE & COUNTRY
FOUNDATION

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