



**Birmingham Road, Mappleborough Green, B80 7BL**

**Offers in the region of £475,000**



**\*\* Character \*\* Semi-Rural Location \*\* Set within Generous Gardens \*\* Versatile Reception Spaces \*\* Two Spacious Double Bedrooms with Potential Additional Downstairs Bedroom \*\*** A charming and characterful former police house, set within a generous plot in the sought-after semi-rural village of Mappleborough Green. Offering flexible accommodation, versatile reception rooms, a sun room, and a separate office, the property combines historic features with practical family living. Externally, it benefits from private gardens, an orchard, vegetable plots, a detached garage, workshop, and a welcoming 'in and out' driveway, making this a rare opportunity to acquire a period home in a peaceful countryside setting.



A characterful former police house dating back to the 1800s, set within a generous plot in the sought-after semi-rural village of Mappleborough Green, enjoying countryside surroundings, private gardens, and versatile accommodation.

Originally known as The Old Police House, the property offers a wonderful blend of historic charm and practical living space, with a layout that lends itself well to modern family life while retaining many characterful features.

Set back from the road, the property is approached via an attractive 'in and out' driveway, providing parking for several vehicles and bordered by mature trees and shrubs, giving a sense of privacy and a welcoming arrival.

The property is entered via a welcoming central hallway, which provides access to the principal ground-floor accommodation and staircase rising to the first floor.

To the front of the home is a well-proportioned living room, creating a comfortable everyday reception space centred around a feature fireplace, adding warmth and character.

A second reception room, currently arranged as a dining room/snug, also benefits from a feature fireplace and offers flexibility to be used as a ground floor third bedroom if required, making the property adaptable for a variety of lifestyles.

Positioned toward the rear of the property is the kitchen, which offers plenty of wall and base units, ample worktop space, and room for appliances. It connects conveniently to a separate utility room, providing additional appliance space and practicality.

Adjoining the kitchen is a sun room, a pleasant and light-filled space overlooking the garden, ideal for relaxed seating or informal dining. A pantry, store cupboard, and ground floor WC add further convenience to the ground floor layout.

Also located on the ground floor is a separate office, providing an excellent work-from-home environment set away from the main living areas.

On the first floor, the property offers two well-sized double bedrooms. The principal bedroom is particularly generous and benefits from built-in storage, while bedroom two is another comfortable double room.

These bedrooms are served by a spacious family bathroom, fitted with both a freestanding bath and a separate shower, along with additional eaves storage.

Externally, the property enjoys a fabulous plot with beautifully maintained private gardens, including areas currently used as an orchard and vegetable garden, creating a wonderful outdoor environment.

The property further benefits from a detached garage and separate workshop, offering excellent storage, hobby space, or potential for a variety of uses.

The Old Police House presents a rare opportunity to acquire a detached period home set within a generous plot in a desirable semi-rural village. With its characterful features, flexible accommodation, and beautifully maintained gardens, the property offers a wonderful balance of charm, space, and practicality, making it well suited to a variety of buyers seeking a home with both history and versatility.

#### Hall

**Kitchen** 9'10" x 11'0" (3.00m x 3.37m)

**Utility** 7'4" x 5'10" (2.26m x 1.79m)

**Living Room** 13'3" x 14'1" (4.06m x 4.30m)

**Dining Room/Snug** 13'3" x 9'11" (4.06m x 3.03m)

**Sun Room** 8'5" x 6'10" (2.58m x 2.09m)

**Office** 6'9" x 6'9" (2.07m x 2.07m)

#### W.C

**Bedroom 1** 13'3" x 14'0" (4.06m x 4.29m)

**Bedroom 2** 13'10" x 9'7" (4.23m x 2.94m)

**Bathroom** 8'6" x 11'0" (2.60m x 3.37m)

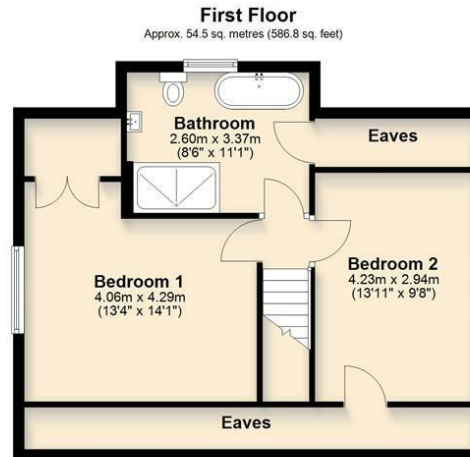
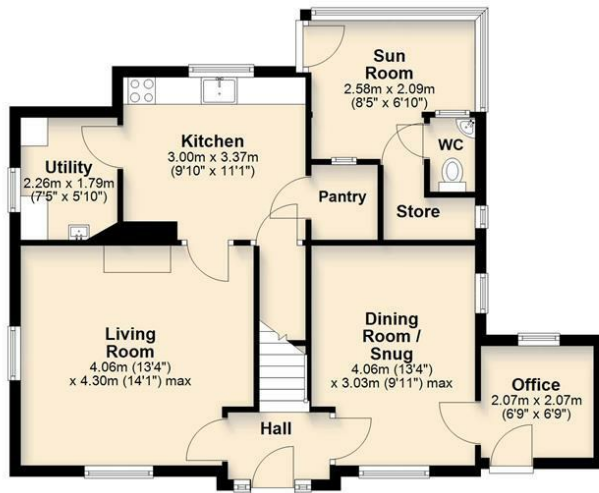
**Garage** 16'0" x 8'2" (4.90m x 2.51m)

#### Workshop

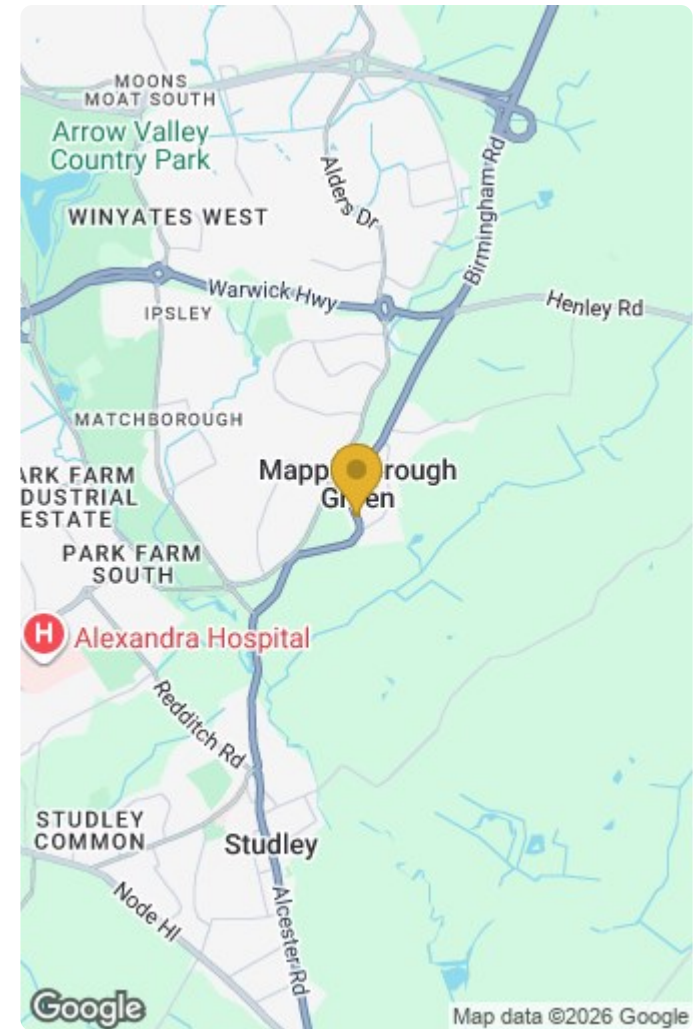




**Ground Floor**  
Approx. 91.4 sq. metres (984.0 sq. feet)



Total area: approx. 145.9 sq. metres (1570.9 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>			
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(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	