

The Laithe House

LEA END LANE
HOPWOOD, ALVECHURCH

OFFERS OVER
£675,000





Four Bedroom Luxury Barn Conversion

Features.

- SITTING ROOM AND SEPARATE LOUNGE WITH LOG BURNER
- SPECTACULAR DINING ROOM BOASTING A BEAMED VAULTED CEILING
- SUBSTANTIAL WELL EQUIPPED KITCHEN
- UTILITY ROOM, WC AND BOILER ROOM
- DOWNSTAIRS BEDROOM WITH EN SUITE SHOWER ROOM
- THREE FIRST FLOOR BEDROOMS - ONE WITH DRESSING AREA AND EN SUITE
- SPLIT LEVEL FAMILY BATHROOM
- SOUTH FACING REAR COURTYARD AND LAWN TO THE FORE
- PRIVATE PARKING AND GARAGE
- SET BEHIND ELECTRONICALLY OPERATED GATES WITHIN A PICTURESQUE DEVELOPMENT

Description.

A superb and deceptively spacious luxury barn conversion offered with generous flexible living with an abundance of charming character features, located in an idyllically rural yet accessible location with far reaching views over the neighbouring countryside.

The ground floor accommodation comprises: Impressive entrance hall with fitted storage cupboards, sitting room with glass double doors opening onto a formal lounge with log burner focal point, spectacular dual aspect dining room boasting a beamed vaulted ceiling leading to a substantial well equipped kitchen again with a vaulted ceiling as well as velux windows and 'Rangemaster' cooker. A separate utility room, rear hall offering storage cupboard, and boiler room provide practicality and convenience. The entrance hall also presents a double bedroom with delightful window seat and en suite shower room.

The second floor provides a master bedroom suite equipped with dressing area, en suite shower room and generous roof storage area, second double bedroom with fitted wardrobes, further single bedroom/study and split level bathroom. All bedrooms feature the most sumptuous white carpeting.



Outside

The property itself stands behind electronically operated gates (equipped with intercom) within a picturesque secluded development of just five other properties. A south facing rear courtyard area (accessed via the dining room) is ideal for alfresco dining and the fore offers a low maintenance lawned garden as well as a gravelled drive set behind a wooden five bar gate. Most notably, there is also a single garage offered with the property, located within the centre of the development.

Location

The residence is situated between the pretty Village of Alvechurch and Hopwood, and is conveniently located for Alvechurch First and Middle schools, shopping, pubs and restaurants within the village centre and walks along the local canal network and rail station. Two renowned pubs, the Peacock and the Coach and Horses (with its own mini brewery) are just over a mile away. Also nearby are the facilities offered by Barnt Green, Redditch, Solihull and central Birmingham (located approx. 10 miles away).

Bromsgrove: 7.3 miles, Airport/NEC: 16 miles, M42(J2): 1.9 miles, M40 (J3A): 6.5 miles, Alvechurch Train Station: 3.3 miles.



Hall 16' 6" x 12' 0" (5.04m x 3.67m)
Sitting Room: 12' 3" x 15' 0" (3.74m x 4.58m)
Lounge: 17' 10" x 15' 1" (5.45m x 4.61m)
Dining Room: 13' 10" x 22' 4" (4.23m x 6.82m)
Breakfast Kitchen: 15' 5" x 12' 9" (4.72m x 3.91m)
Utility Room: 5' 6" x 9' 1" (1.70m x 2.77m)
Bedroom Four: 13' 5" x 12' 0" (4.11m x 3.67m)
En Suite: 5' 3" x 4' 9" (1.61m x 1.45m)

Stairs To First Floor Landing

Master Bedroom: 11' 1" x 14' 11" (max) (3.39m x 4.57m)
En Suite: 7' 6" x 2' 9" (2.29m x 0.86m)
Dressing Room: 11' 5" x 6' 5" (3.49m x 1.98m)
Bedroom Two: 10' 11" x 12' 1" (3.34m x 3.70m)
Bedroom Three: 9' 3" x 8' 6" (2.83m x 2.61m)
Bathroom: 11' 5" (max) x 8' 0" (max) (3.49m x 2.46m)









Total Approximate Area: 199.3 sq. m (2,145.24 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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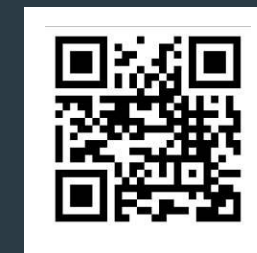
COUNCIL TAX BAND: G

TENURE: Freehold

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 For more information on this house or to arrange a viewing please call the Barnt Green office on:

0121 447 8300

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 Alternatively, you can scan below to view all of the details of this property online.



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