

AP MORGAN



Stonehouse Lane, Hopwood, Alvechurch
Offers in excess of £800,000

Features:

- First time on the market since 1922
- Set in a stunning rural location with excellent transport links
- Spacious and flexible layout across three floors
- Five well-proportioned bedrooms & Multiple reception rooms
- Private sun deck terrace, with elevated views over the surrounding countryside
- Historic private water well with modern pump and filtration system
- Oil fired central heating
- Garden, Paddock and Marshland (Approx. 5 Acres)

Description:

Brookhouse Farm – A Rare Countryside Gem, Steeped in Heritage!
Coming to the market for the first time since 1922, Brookhouse Farm is a truly charming and historic three-generational farmhouse set in a stunning rural location, less than 2 miles from the M42 (Junction 2). Rich in character and heritage, this substantial family home presents a once-in-a-lifetime opportunity to own a piece of the countryside lovingly held by the same family for over a century.

Spanning three floors, the farmhouse offers generous and flexible living space, including five well-proportioned bedrooms, a spacious family bathroom, and multiple reception rooms, perfect for both family life and entertaining. The second floor boasts a private sun deck and roof terrace, an idyllic spot to relax and take in elevated views over the surrounding paddocks, woodland, and open fields. This property benefits from oil fired central heating & private driveway with parking for multiple vehicles.

Set within a diverse landscape, the property includes:

- Approx. 0.5 acre of gardens
- Approx. 1.5 acres of paddocks
- Approx. 3.1 acres of marshland with mature trees
- A brook running through the grounds

Whether you're interested in equestrian use, hobby farming, or simply enjoying nature, Brookhouse Farm offers a lifestyle of rural richness with versatile potential—ideal for business use, multigenerational living, or sustainable homesteading.

A standout feature is the outbuilding—a perfect candidate for conversion into a two-story annex or cottage (refurbishment needed). Additionally, a separate detached workshop (approx. 63 sqm) with shared access offers further utility or conversion potential, subject to the necessary consents.



Heritage features abound, including:

- Original fireplaces and window shutters
- High ceilings
- A recently renovated roof
- Remedial plastering completed throughout & recently painted exterior in Masonry paint that has a 15 year guarantee
- A traditional cellar—ideal for wine storage, pantry use, or produce preservation

The farmhouse is self-sufficient in water, with a private historic water well located directly beneath the house and sourced from the brook. A modern filtration system ensures clean, reliable water. Mains water is also available on Stonehouse Lane, should a connection be preferred.

Brookhouse Farm is more than a home, it's a timeless sanctuary rooted in history, brimming with character, and alive with potential. Whether you're dreaming of a slower pace, a rural enterprise, or a family legacy, this is a property that offers boundless possibilities.

Details:

Sitting Room 12'2" x 13'10" (3.7m x 4.22m)

Reception Room 13'2" x 10'10" (4.01m x 3.3m)

Living Room 15'9" x 17'11" (4.8m x 5.46m) max dimensions

Kitchen 15'9" x 11'7" (4.8m x 3.53m) max dimensions

Bedroom 1 15'9" x 17'10" (4.8m x 5.44m) max dimensions

Bedroom 2 13'4" x 14' (4.06m x 4.27m)

Bedroom 3 13'7" x 11'11" (4.14m x 3.63m)

Bathroom 15' x 11'5" (4.57m x 3.48m)

Bedroom 4 13'2" x 13'10" (4.01m x 4.22m)

Bedroom 5 13'2" x 12'9" (4.01m x 3.89m)

Sun Roof

Cellar

EPC Rating: E

Council Tax Band: G (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.