

AP MORGAN



Stonehouse Lane, Hopwood, Alvechurch
Guide Price £700,000

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:

****Guide Price of £700,000 to £800,000****

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:
Hall

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

Landing

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)

Landing

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.



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Need a solicitor?

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