

AP MORGAN



Icknield Street, Beoley, Redditch
Offers in excess of £650,000

Features:

- Character cottage formed from two original cottages, with an attached barn conversion
- Four well-proportioned bedrooms, offering flexible space for home working or guests
- Two inviting reception rooms with exposed brick fireplaces and log burners
- Spacious barn kitchen with exposed beams, utility room and stable door to private courtyard, offering excellent potential for a bespoke upgrade
- Attractive front garden, private courtyard, summerhouse and access to a shared meadow
- Single garage and large driveway providing ample parking
- Peaceful village-edge setting with countryside walks, yet close to Beoley village, transport links and grammar school catchment

Description:

Corner Cottage is a charming and characterful four-bedroom home, formed from the sympathetic conversion of two original cottages and an attached barn conversion - creating generous character-filled spaces ideal for modern family life or home working. Set within a small and peaceful courtyard setting with just 11 unique properties, the home enjoys a strong sense of privacy, complemented by access to a meadow nearby, all within a short drive to local amenities and transport links.

Upon arriving via the driveway, the property offers a large gravelled area suitable for multiple vehicles, accompanied by a spacious lawn to the right, adorned with trees and shrubbery. A gate then leads to the extensive front garden, which features a paved area along the front of the property—ideal for storage or outdoor seating and dining—followed by a generous lawn bordered by mature trees and bushes.

Upon entry, the ground floor welcomes you through the entrance hall, leading to a convenient downstairs WC. Adjacent to this is the generously sized dining room, featuring a stunning log burner set within a brick chimney breast, as well as the staircase to the first floor. Continuing through to the lounge, you'll find another charming log burner with a brick chimney breast, creating a warm and inviting atmosphere. The space offers ample room for comfort and relaxation, complemented by French doors that open onto the private rear courtyard. The kitchen is located within the former barn and offers excellent proportions, exposed beams and plenty of natural character. While currently functional, it provides an exciting opportunity for a buyer to create a bespoke kitchen to suit their own style, making the most of the space and original features. The kitchen is well-equipped with ample storage cupboards and counter space, an integrated double oven, and plenty of room for freestanding appliances. It also features a lovely stable door leading to the private courtyard and access to a practical utility/pantry.

The first floor comprises a spacious landing that leads to the first bedroom—a double room with a generous dressing area and an en-suite bathroom complete with a WC, wash basin, and bathtub with overhead shower. The second bedroom features exposed wooden beams, adding further character, while the third bedroom is an expansive double with two skylights and built-in storage cupboards. The fourth bedroom is a comfortable single, ideal as a guest room or office. Completing this floor is a shower room with a WC, wash basin and shower, which has the opportunity to be modernised.



Stepping into the private courtyard from either the kitchen or the lounge, you are greeted by a paved area bordered with attractive bushes, leading to a central walkway. The courtyard setting is attractively landscaped with a charming central water feature, surrounded by pebbled ground and lush foliage.

Nearby, a shared paddock provides additional outdoor space, with open fields beyond — perfect for peaceful walks and nature spotting. Sitting in this paddock is a delightful summer house, belonging to Corner Cottage, providing extra storage space or a tranquil retreat for relaxation. This property also boasts a single garage, providing further parking or storage. The property benefits from its own generous private gardens, while the wider setting offers a friendly and well-spaced environment, creating a rare balance of independence and community.

Positioned in a secluded courtyard setting, this unique residence combines the character of a historic conversion with the practicality of contemporary living. Corner Cottage is ideally situated on Icknield Street, an old Roman road, offering access to Beoley village, where you can find a nice local pub, church, first school and access to many country footpaths, as well as excellent sports and leisure facilities nearby (golf, swimming, athletics, cinema, ten pin bowling). This property boasts being in the catchment for the Warwickshire Grammar schools, easy access to the M42, as well as being close to train stations in Alvechurch and Wood End, which provide access to both Stratford Upon Avon and Birmingham.

Details:

Entrance Hall

WC 9'10" x 3'3" (3m x 1m)

Kitchen 18' x 16'5" (5.49m x 5m) max dimensions

Utility/Pantry 11'8" x 3'11" (3.56m x 1.2m)

Dining Room 16'7" x 16' (5.05m x 4.88m)

Lounge 16'9" x 20'6" (5.1m x 6.25m)

Landing

Bedroom 1 13'4" x 13'4" (4.06m x 4.06m)

Ensuite 9'1" x 7'8" (2.77m x 2.34m)

Dressing Room 7'3" x 7'7" (2.2m x 2.3m)

Bedroom 2 16'11" x 11'7" (5.16m x 3.53m)

Bedroom 3 17'5" x 13'6" (5.3m x 4.11m) max dimensions

Bedroom 4 7'7" x 8'10" (2.3m x 2.7m)

Shower Room 5'3" x 8'11" (1.6m x 2.72m)

EPC Rating: C

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).



