



AP MORGAN

**Beoley Court, Icknield Street, Beoley, Redditch**  
Offers in excess of £550,000



**Features:**

- A beautifully presented barn conversion family home
- Ideally situated in a peaceful rural setting, surrounded by countryside
- Three well-proportioned bedrooms
- Contemporary kitchen/dining room and spacious lounge
- Family bathroom and guest WC
- Extensive landscaped rear garden
- Garage and private parking
- An active community, with a shared paddock and communal pond

**Description:**

A beautifully presented barn conversion family home, offering three bedrooms, off-road parking and character features throughout. This property is ideally situated in a peaceful rural setting, surrounded by countryside, within the tranquil Beoley Court development, Beoley.

Beoley Court is a charming cluster of barn conversions, with access to large communal grounds, a shared paddock ideal for dog walking, fruit trees, and a communal fishpond, creating an active community. The property also benefits from breathtaking views, a single garage and private parking.

The ground floor briefly comprises, a welcoming hall, with stairs rising to the first-floor landing and a guest WC, the contemporary kitchen/dining room, featuring high-end grey cabinetry with wooden worktops, exposed timbers, integrated appliances, timeless flagstone flooring and a connecting utility room, with space for additional appliances. The lounge exudes charm and character, featuring exposed beams, and a striking feature fireplace with exposed brickwork and a cosy wood burner. French doors at the rear open onto the rear garden.

Upstairs, the staircase is a standout feature, with striking floor-to-ceiling windows that flood the landing with natural light. Bedrooms one and two are generous doubles, bedroom two featuring fitted wardrobes and bedroom three is a generously sized room, currently used as a home office. The family bathroom is beautifully appointed, featuring a bath, a separate walk-in shower, with a feature skylight overhead, WC, and wash basin.

To the rear of the property is an extensive landscaped garden. It features a well-maintained lawn, a sizeable, paved patio area, perfect for garden furniture and outdoor entertaining and at the far end of the garden a garden shed and a Hobbit Hut which provides an additional indoor entertainment area.





Positioned in a secluded courtyard setting, this unique residence combines the character of a historic conversion with the practicality of contemporary living. Ideally located for those seeking a countryside escape within easy reach of Redditch, Bromsgrove, and Birmingham, The Coach House at Beoley Court presents a rare opportunity to own a slice of idyllic rural life.

#### Details:

##### Hall

**WC** 2'10" x 5'3" (0.86m x 1.6m)

**Kitchen/Dining Room** 18'3" x 15'7" (5.56m x 4.75m) max dimensions

**Utility** 7'8" x 4'10" (2.34m x 1.47m)

**Lounge** 11'6" x 18'6" (3.5m x 5.64m)

##### Landing

**Bedroom 1** 11'2" x 15'7" (3.4m x 4.75m)

**Bedroom 2** 11'2" x 10'4" (3.4m x 3.15m)

**Bedroom 3** 11'2" x 8'4" (3.4m x 2.54m)

**Bathroom** 6'5" x 12'4" (1.96m x 3.76m)

**Garage** 19'8" x 9'3" (6m x 2.82m)

**EPC Rating:** D

**Council Tax Band:** E (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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