



The Coach House, Littleheath Lane, Lickey End, Bromsgrove, B60 1HY

Offers Over £850,000



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# The Coach House, Littleheath Lane, Lickey End, Bromsgrove, B60 1HY

## Summary

A charming detached barn conversion (formerly a coach house and stables) boasting generous accommodation of approximately 2,356 sq. ft including three reception rooms and a stunning newly extended double height kitchen/diner - perfect for entertaining and family life. The residence enjoys a wealth of character features and is located adjacent open countryside within Lickey End.

## Description

The ground floor accommodation comprises a beautiful library of generous proportions featuring fitted shelving units, flagstone floor, exposed beams and feature stained glass window, home office overlooking the garden, sitting room with velux windows and patio doors onto a courtyard area and a delightful lounge with inglenook fireplace and multi-fuel burner. The adjoining double storey country kitchen is a complete showstopper and has been designed for both family life and guests in mind. This grand room includes underfloor heating, breakfast island, quartz worktops, two huge arched windows and an integrated fridge/freezer, range cooker, extractor fan and dishwasher.

The ground floor also offers a double bedroom with fitted wardrobes and sumptuous en suite shower room as well as a family bathroom complete with roll top bath and large built in cupboards suitable for a washing machine and tumble dryer.

On the first floor, the split landing offers a double bedroom with built in wardrobe, en suite shower room and a magnificent mezzanine balcony looking over the kitchen, generous double bedroom with vanity sink and third bedroom.







### Outside

Set behind wooden double gates, the property boasts private gardens predominantly laid to lawn with fenced and hedged boundaries. Accessed from the sitting room, a secluded courtyard area with tiled gazebo covers a large hot tub with bluetooth music system. There is plenty of private parking behind the gates as well as an oak framed double car port with EV charging point.

### Services

All mains. Private drainage via a treatment plant.

### Location

Lickey End is a village within the Bromsgrove District of Worcestershire. It is situated just north of Bromsgrove, and neighbours the nearby villages of Marlbrook, Blackwell and Barnt Green. Barnt Green and Bromsgrove provide an extensive array of facilities including train stations, health clubs, schools, shops and a range of leisure amenities. Local First Schools include Blackwell Infants School (with 'Outstanding' Ofsted Status) and Lickey First School and Secondary Schools include North and South Bromsgrove High as well as Bromsgrove Independent School. The property is also conveniently located near the M5 and M42 motorways, bringing within reach central Birmingham, London and beyond.





## Room Dimensions

Kitchen/Diner 4.49m x 5.97m (14'8" x 19'7")  
Lounge: 15' 4" (max) x 25' 7" (4.69m x 7.81m)  
Sitting Room: 16' 10" (max) x 15' 0" (5.15m x 4.59m)  
Office: 8' 11" x 6' 0" (2.74m x 1.83m)  
Library 5.95m x 3.88m (19'6" x 12'8")

Bedroom 1: 15' 6" x 13' 2" (4.73m x 4.03m)  
En Suite: 3' 2" x 10' 4" (0.99m x 3.17m)

Bathroom: 15' 4" x 6' 8" (4.68m x 2.04m)

### Stairs To First Floor Landing

Bedroom Two: 11' 7" (max) x 13' 8" (3.54m x 4.18m)  
Mezzanine Balcony 1.66m x 4.43m (5'5" x 14'6")  
En Suite: 6' 5" x 5' 1" (1.98m x 1.55m)  
Bedroom Three: 15' 2" x 12' 11" (4.63m x 3.94m)  
Bedroom Four: 8' 1" x 8' 11" (2.48m x 2.72m)

Council Tax Band: F



# Littleheath Lane, Lickey End

## Ground Floor



## First Floor



Total Approximate Area: 218.9 sq. m (2,356.22 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.

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

**0121 447 8300**

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

