



Lea End House  
Ash Lane | Hopwood | Alvechurch | Worcestershire | B48 7BD



# LEA END HOUSE

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*A distinguished Georgian farmhouse with land and outbuildings –  
a rare restoration opportunity.*





### Accommodation Summary

Lea End Farm House is a substantial and elegant three-storey Georgian residence, offering a rare opportunity to restore and revitalise a home of true architectural distinction. Set within approximately two acres of mature and private grounds, this generously proportioned property combines rich historic character with exceptional scope for modern refinement.

Constructed of classic red brick under a traditional tiled roof, the Grade II Listed farmhouse boasts a striking façade and a wealth of period features throughout. Complementing the main house is a comprehensive range of outbuildings, including a separate self-contained bungalow, a traditional barn, stables, workshops, and extensive garaging - offering superb potential for a variety of lifestyle, equestrian, or ancillary uses (subject to the necessary consents).

Dating back to the Georgian era, the property retains many original features that reflect its heritage and charm. These include exposed timber beams, a magnificent inglenook fireplace, and a traditional cellar - each detail a testament to the craftsmanship of its time. In more recent years, the property has undergone elements of modernisation, blending period authenticity with contemporary comfort.

The spacious and versatile accommodation extends across three floors, comprising three elegant reception rooms, six generously proportioned bedrooms, and three bathrooms. The layout offers excellent flexibility, with ample opportunity to create a bespoke family home tailored to modern living while honouring its historic roots.

Lea End House represents a truly exceptional offering - ideal for discerning buyers seeking a country home project of scale, substance, and timeless appeal.

































# Seller Insight

“Lea End House has the perfect balance of rural tranquillity and convenient access to nearby towns and cities. Nestled in a peaceful countryside setting, it remains well connected to Alvechurch, Redditch, Bromsgrove, and Birmingham, with major motorways like the M5 and M42 just a short drive away. This combination of seclusion and accessibility makes it a wonderful home.

One of the greatest joys of living here has been the cosy and inviting atmosphere of the living room. With its log burner and a breathtaking view of the surrounding garden, it has become a cherished retreat, especially during the colder months. The house itself is full of character, boasting original wooden beams and stunning inglenook fireplaces that add to its charm and warmth.

The outdoor spaces at Lea End House are equally special. The garden, in particular, has been a personal sanctuary, where I spend most of my time during the spring and summer months. Whether it's enjoying a morning coffee, tending to plants, or simply unwinding in nature, the outdoor area enhances the home's overall sense of tranquillity.

Beyond the house, the sense of community in Ash Lane is something truly special. Neighbours look out for one another, creating a welcoming and supportive environment. It's a place where connections form naturally, and there is always a friendly face nearby.

The location also offers fantastic amenities and activities. With town rugby clubs close by and a garden centre in the lane, there's always something happening. For those who love the outdoors, the nearby countryside and canal-side walks provide endless opportunities to explore nature. Plus, with local villages and towns just five minutes away, everything we need is within easy reach.

Living at Lea End House has been an experience filled with warmth, beauty, and community spirit. From the charm of the home's historic features to the peaceful garden and the strong neighbourhood ties, this house has provided not just a place to live, but a lifestyle to cherish.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















### Step Outside

Beyond the main residence, Lea End House is complemented by an attractive collection of traditional outbuildings that add both charm and versatility to the estate. These include a detached self-contained bungalow offering separate accommodation, a characterful stone barn, a stable block, a workshop, and a series of additional storage spaces - ideal for a variety of lifestyle or equestrian uses.

The grounds are equally impressive. Expansive lawns sweep gracefully around two sides of the property, framed by mature trees and established hedging, creating a sense of privacy and seclusion. A gated entrance opens into a picturesque paddock, home to a large dew pond - a tranquil and scenic setting that offers a peaceful retreat or space for grazing.

Across Ash Lane, a further parcel of land extends the estate's appeal. This more natural, overgrown area is steeped in rustic charm, featuring the atmospheric remains of a historic cart-hovel, quietly echoing the rich agricultural heritage of the property.

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### Services, Utilities & Property Information

Utilities – Mains electricity, water, and drainage. LPG gas.

Tenure – Freehold

Property Type – Grade II Listed Georgian farmhouse

Construction Type – Standard – brick & tile

Council Tax – Bromsgrove District Council

Council Tax Band G

Parking – Off-road parking for approximately 6 cars

Mobile phone coverage – 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection – Superfast FTTC Broadband connection available- we advise you to check with your provider.

Special Notes – There are covenants on the property – please speak with the agent for more information.

The vendor has made us aware that there is asbestos present in the workshop roof which is in poor condition.

**Directons:** What3Words - ///rich.cute.rested

### Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or email [kathryn.anderson@fineandcountry.com](mailto:kathryn.anderson@fineandcountry.com).

### Website

For more information visit <https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>







# LOCATION

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Nestled in the heart of North Worcestershire's picturesque countryside, Lea End House offers the perfect blend of rural charm and modern convenience. Situated near the idyllic villages of Alvechurch and Barnt Green, this exceptional residence enjoys a tranquil setting while benefiting from easy access to local amenities, including shopping centres, highly regarded schools, and excellent transport links. The property is just half a mile from the M42 motorway, with bus and train services readily available in nearby Hopwood, Alvechurch, and Barnt Green. Birmingham City Centre lies approximately ten miles to the south, ensuring effortless connectivity.









# MAIN HOUSE





# BUNGALOW

**Ground Floor**  
Approx. 98.2 sq. metres (1057.3 sq. feet)



Total area: approx. 98.2 sq. metres (1057.3 sq. feet)

# OUTBUILDINGS

**Ground Floor**  
Approx. 283.3 sq. metres (3049.6 sq. feet)



Total area: approx. 283.3 sq. metres (3049.6 sq. feet)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 24.04.2025











KATHRYN ANDERSON  
PARTNER AGENT

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As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty-five years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions. With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients. I can offer a personalised experience tailored to your needs, with transparency, open communication, and integrity, I will look after you through each step of the process, this has earned me many returning vendors in the past, a testament to my client-focused and effective service.

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*“Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient.”*

*“Kathryn Anderson is the most competent agent I have ever dealt with, she’s amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn’t hesitate to use her again, in fact I wouldn’t consider using anyone else. Good job Kathryn you are fabulous!”*

## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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