



Andrew Grant  
PRESTIGE & COUNTRY

Priorsfield  
Beoley, B98 9DJ



# Priorsfield

Beoley Lane, Beoley, B98 9DJ

**6 Bedrooms   2 Bathrooms   5 Reception Rooms   2.25 Acres**

“An idyllic country residence set in extensive grounds, offering versatile family living and tranquil gardens with far-reaching rural views....”

Scott Richardson Brown CEO

- Substantial country home nestled in over two acres of private grounds
- Spacious sitting room with wood-burning stove and doors to the conservatory
- Well-appointed kitchen breakfast room with integrated appliances and table space
- Principal suite with dressing room and en suite bathroom
- Beautiful gardens with lawns, patio, pond, copse and wildflower meadow
- Long driveway, double garage and workshop provide plentiful parking
- Peaceful rural location convenient for local amenities, schools and transport links



**2631 sq ft (244.4 sq m)**



## The kitchen and breakfast room

This sociable kitchen and breakfast room forms the heart of the home for everyday cooking and dining. Timber cabinets integrate a ceramic hob with curved glass hood and double oven, with mosaic and glass splashbacks. A generous picture window frames garden views, while a table area provides space for casual meals and there's easy access to the larder and utility.





## The dining room

This room is arranged for formal dining and entertaining within the main living accommodation. A wide window provides views over the surrounding garden, while there is ample room for a large dining table and accompanying furniture. From here the rooms links back to the kitchen and through to the hallway.



## The living room

Ideal for relaxing together, the living room offers a substantial principal reception space. A brick fireplace with wood-burning stove acts as a cosy focal point and glazed sliding doors open into the conservatory. There is a broad window to the front and a unique porthole window to the side, making this a bright and welcoming space.





## The conservatory

The conservatory provides a bright additional living space with direct connection to the garden. A glazed roof with radiating framework and full height windows create an airy atmosphere, while brick base walls add structure. Double doors open onto the patio and there is space for seating, with surrounding views across the lawns and planting.



## The family room

Currently arranged as a hobbies playroom, the family room provides flexible additional living space. A wide front-facing window brings in light and the room interconnects with both the rear and front hallways, offering scope for a snug or children's den.



## The study

Working from home is made easy in the dedicated study. Extensive fitted shelving and cabinets line two walls, and a large window overlooks the rear of the home. Parquet flooring runs underfoot and there is ample room for furnishings.



## The hallway and cloakroom

A generous rear hallway links the ground floor rooms. Glazed double doors open to both the living and family rooms and warm timber flooring runs through the space. A corridor leads to a cloakroom where a modern vanity basin, contemporary WC, tiled splashback and window provide practical convenience for guests.





## The principal bedroom and dressing room

The principal bedroom is a restful sanctuary. Built-in wardrobes span one wall, complemented by an air-conditioning unit. A window and a distinctive porthole allow tranquil garden views, and the room flows into its own dressing room and en suite. The dressing room features floor-to-ceiling fitted cupboards and a window overlooking the grounds, space for a dressing table and a door leading directly into the en suite bathroom.





## The principal en suite

The en suite bathroom offers a private place to unwind. It is equipped with a panelled bath with traditional mixer tap, a fitted vanity unit with inset basin and plentiful storage, and a low-level WC and bidet. Half-height tiling with a decorative border, a radiator and a window ensure this room feels bright and comfortable.



## The second and third bedrooms

The second bedroom provides spacious accommodation for guests or family. A large window overlooks the garden and there is the convenience of a built-in wardrobe and room for a double bed and additional furniture. The third bedroom is another generous double room. Dual windows, including a charming circular porthole, draw in light and offer views across the gardens and there is ample space for furniture.





## The fourth bedroom

This bedroom enjoys an airy, dual-aspect setting. Two windows frame far-reaching countryside views and flood the room with daylight, while a built-in wardrobe provides useful storage.



## The fifth bedroom and sixth bedroom/hobby room

These two rooms provide flexible accommodation suited to a range of needs. The fifth bedroom includes a built-in wardrobe and a window overlooking the gardens, while the sixth room is currently arranged as a craft space with a wide window and a leafy outlook. This room could easily serve as an additional single bedroom, study or hobby room.





## The bathroom

Serving the remaining bedrooms, the family bathroom is fitted for everyday needs. There is a full-size panelled bath and a separate shower cubicle with frosted glass screen. A vanity unit with basin and storage, a modern WC and tiled walls accompany a half-frosted window.



## The gardens

Encircling the house are beautifully tended gardens. Lawns sweep around the conservatory and a sunny patio provides a sheltered spot for al fresco dining. A flourishing wisteria climbs the brickwork and mixed borders brim with shrubs and perennials. An ornamental pond with a rock feature and sculptures adds interest near the conservatory, while raised beds and a seating area invite you to enjoy the planting.

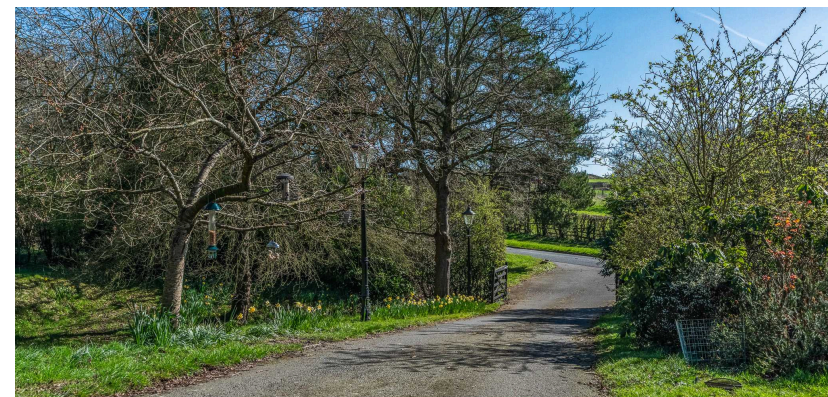


The grounds in total extend to over two acres, including a meadow, copse and woodland. Mature specimen trees and seasonal wildflowers create a park-like feel, while pathways and gateways lead to a wildlife pond and wooded boundaries. The setting provides privacy and open outlooks across surrounding countryside, with additional space around the garage and driveway areas.



## The driveway and parking

Approached via a long private driveway, the property offers extensive off-road parking. The drive is bordered by mature trees, hedging and lawned areas, creating a sense of arrival. A detached double garage with up and over door is complemented by an adjoining workshop with separate access, providing practical storage and additional workspace.



## Location

Priorsfield lies on Beoley Lane in the picturesque parish of Beoley, surrounded by Worcestershire countryside and farmland. Despite its rural setting, the property is well placed for access to local shops and services in nearby villages and the larger centres of Redditch, Bromsgrove and Solihull. There are excellent road links via the A435 and the M42, with Junction 3 less than 5 minutes away, and rail services can be found at Redditch and Bromsgrove, giving routes into Birmingham and beyond. The area offers a range of schooling options and opportunities for walking, cycling and outdoor pursuits.

## Services

The property benefits from mains electricity and water. There is oil-fired central heating and drainage is supplied via a private septic tank.

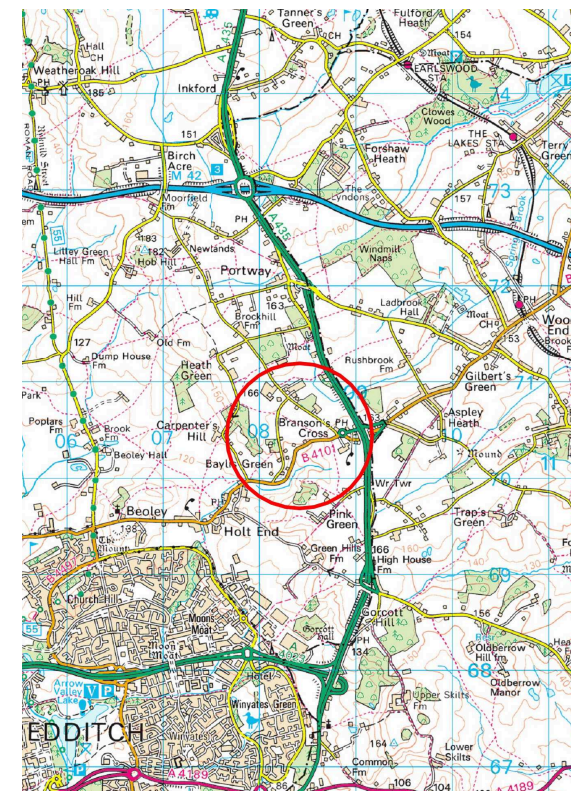
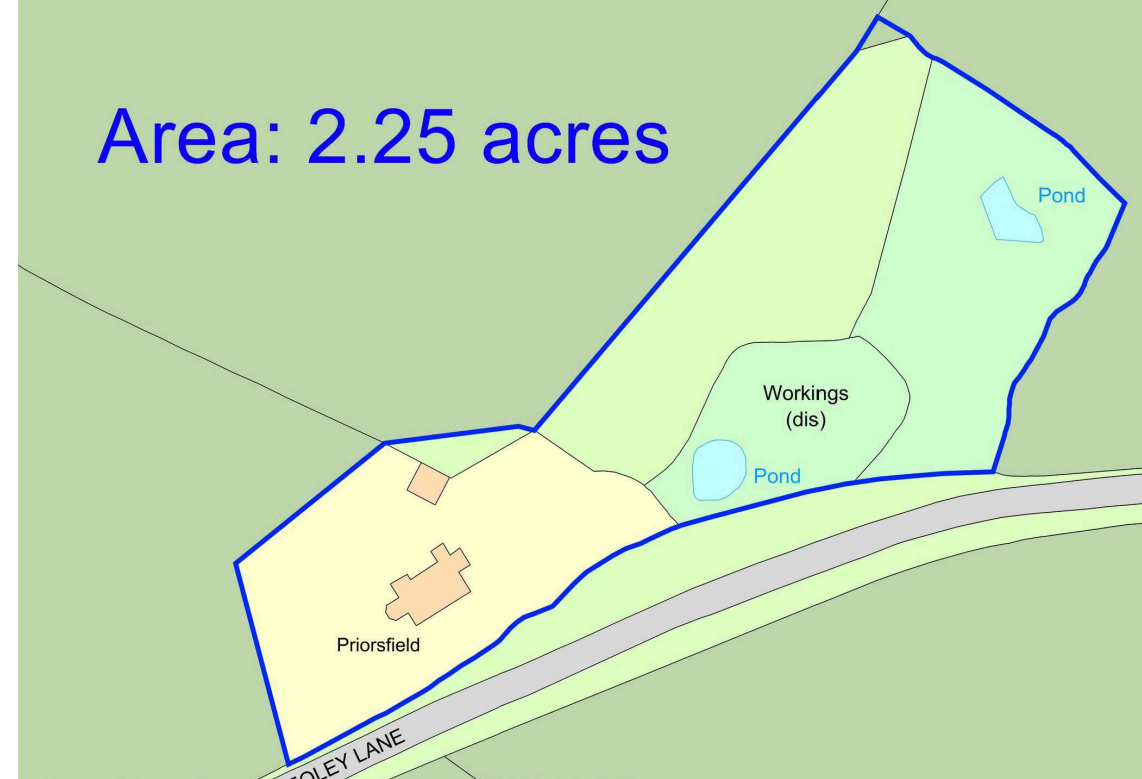
Broadband Speed: Standard broadband available. Download speeds up to 27 Mbps and upload speeds up to 2 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Vodafone, EE, Three and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

The Council Tax for this property is Band G



# Priorsfield, Beoley Lane

Approximate Gross Internal Area = 244.4 sq m / 2631 sq ft

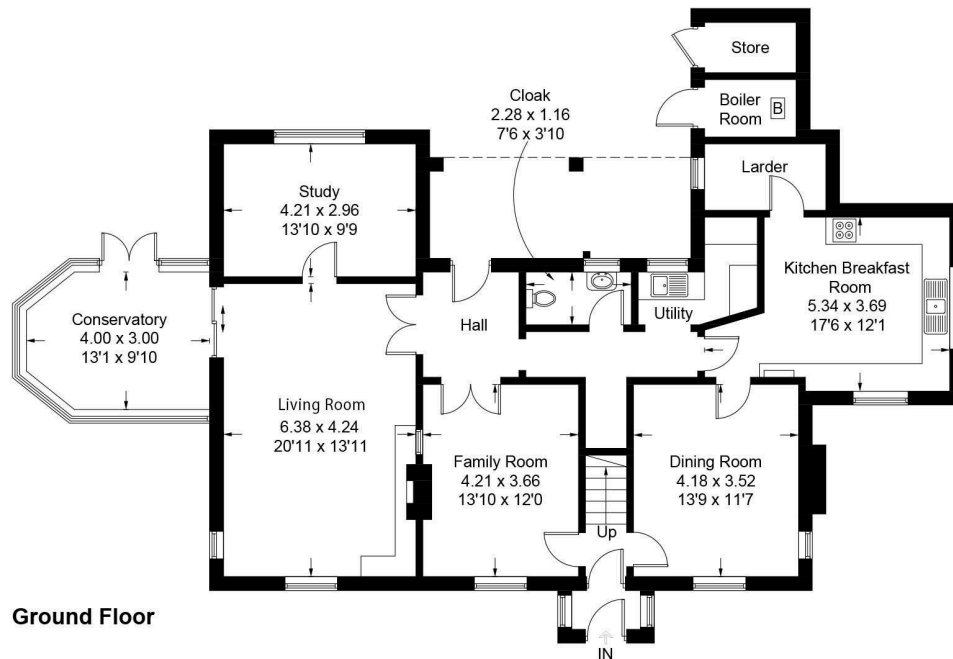
Outbuildings = 59.2 sq m / 637 sq ft

(Including Double Garage)

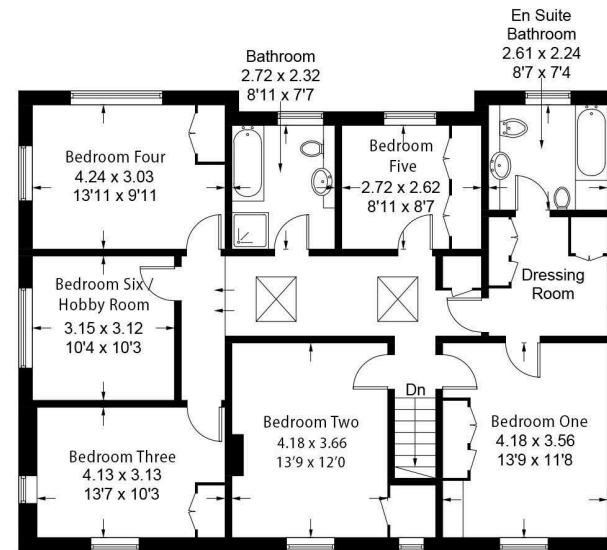
Total = 303.6 sq m / 3268 sq ft



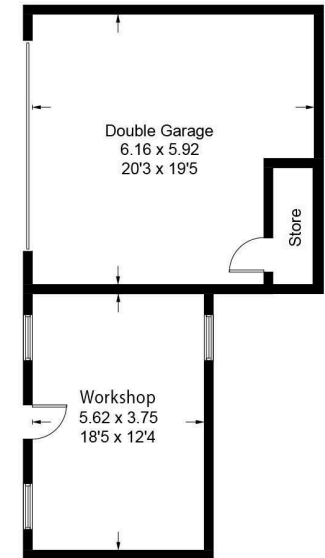
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for guidance only and must not be relied upon as a statement of fact.



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