





MOUNT PLEASANT

Harts are delighted to present to the market, for the first time in over three decades, this exquisite Grade II Listed 17th Century country cottage nestled in the picturesque village of Beoley. Steeped in history and charm, this stunning character property offers an enchanting blend of original features and comfortable living across three floors, making it a truly rare find. From the exposed timbers and brickwork to the breathtaking open fireplaces and original doors, every corner exudes warmth and timeless appeal.

The accommodation includes four generously sized bedrooms, three bathrooms, two reception rooms, and a cosy country-style breakfast kitchen complete with a traditional inglenook Aga. As well as a ground floor cloakroom and useful utility / boot room, all set within beautiful grounds boasting a wrap-around garden with a southerly aspect and superb countryside views. This quintessential 'chocolate box' home invites a new custodian to cherish its soul and continue the love and care it has enjoyed for many years.

Beoley is a charming Worcestershire village offering a serene rural lifestyle with easy access to nearby towns and amenities. Surrounded by rolling countryside, the village is ideal for those seeking a more rural existence. Excellent road links provide convenient travel to Redditch, Birmingham, and beyond, while local schools and facilities ensure that all modern needs are well catered for, blending the best of country living with practical convenience.

Step inside this delightful cottage and you are immediately greeted by the warmth and character evident throughout. The country-style breakfast kitchen forms the heart of the home, featuring an original inglenook Aga that promises cosy mornings and family gatherings. Adjacent to this is the formal dual aspect dining room, complete with its own charming open fireplace, providing the perfect setting for intimate dinners or entertaining guests in a refined yet comfortable atmosphere.





The characterful living room continues the theme of exposed beams and charm, centred around a stunning open fireplace which creates an inviting ambience on chilly evenings. Beyond the main living areas, a downstairs cloakroom with a period high flush WC adds a touch of historic elegance alongside modern functionality.

Ascending to the upper floors, you will find four excellent, spacious bedrooms over two floors (two of which have en suites), each offering generous proportions and a sense of tranquility. The principal bedroom benefits from a luxurious en suite bathroom, providing a private retreat with plush fittings and a contemporary twist to the traditional style. The remaining bedrooms share well-appointed bathroom facilities, offering comfort and convenience for family and guests alike.

Outside, the property continues to captivate with a beautifully tended wrap-around garden that enjoys a desirable southerly aspect, perfect for soaking up the sun throughout the day. The garden's understated design complements the home's character, providing superb views across the surrounding countryside and a private space to relax, entertain, or explore, and with the benefit of an abundance of driveway parking for multiple vehicles. Adding to the charm is a brick-built washhouse nestled within the grounds, reflecting the property's heritage and offering useful storage or workspace.

This exceptional farmhouse is not just a home but a piece of history lovingly maintained and ready to be enjoyed by its next fortunate owners. Its combination of period features, spacious accommodation, and breathtaking views make it an outstanding opportunity in the heart of Beoley's beautiful countryside.



ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, AND PRIVATE DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. There is OIL heating connected to this property.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band F

VIEWING: By appointment only

FIXTURES AND FITTINGS: Those items mentioned in these sales particulars will be included in the sale, others, if any may be purchased under separate negotiation. Please ask.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



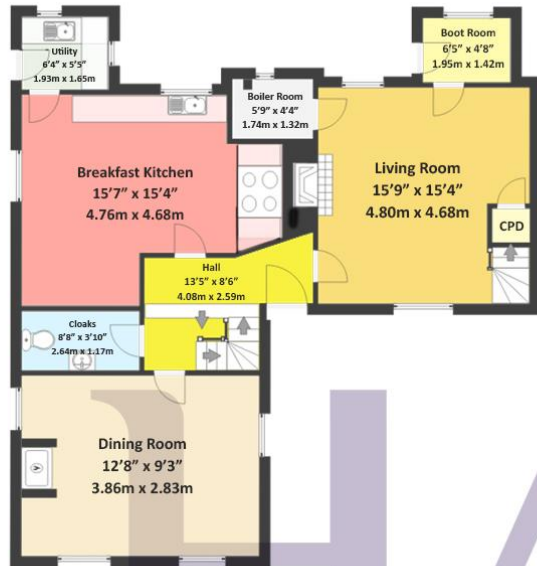






Internal Living Area 2,242 square feet / 208.27 square metres

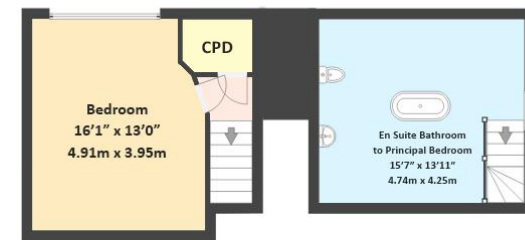
Ground Floor



First Floor



Second Floor



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