



# Rectory Cottage, Old Rectory Lane

Alvechurch

Offers Over £900,000

# Rectory Cottage, Old Rectory Lane

## Alvechurch

Set within a picturesque **1.08-ACRE PLOT** (approx.) in a perfect rural setting, Rectory Cottage presents an exceptional opportunity for those seeking a high performing short term rental investment. With its generous layout, prime positioning and proven track record, this property is perfectly suited for success on Airbnb and other holiday-let platforms.

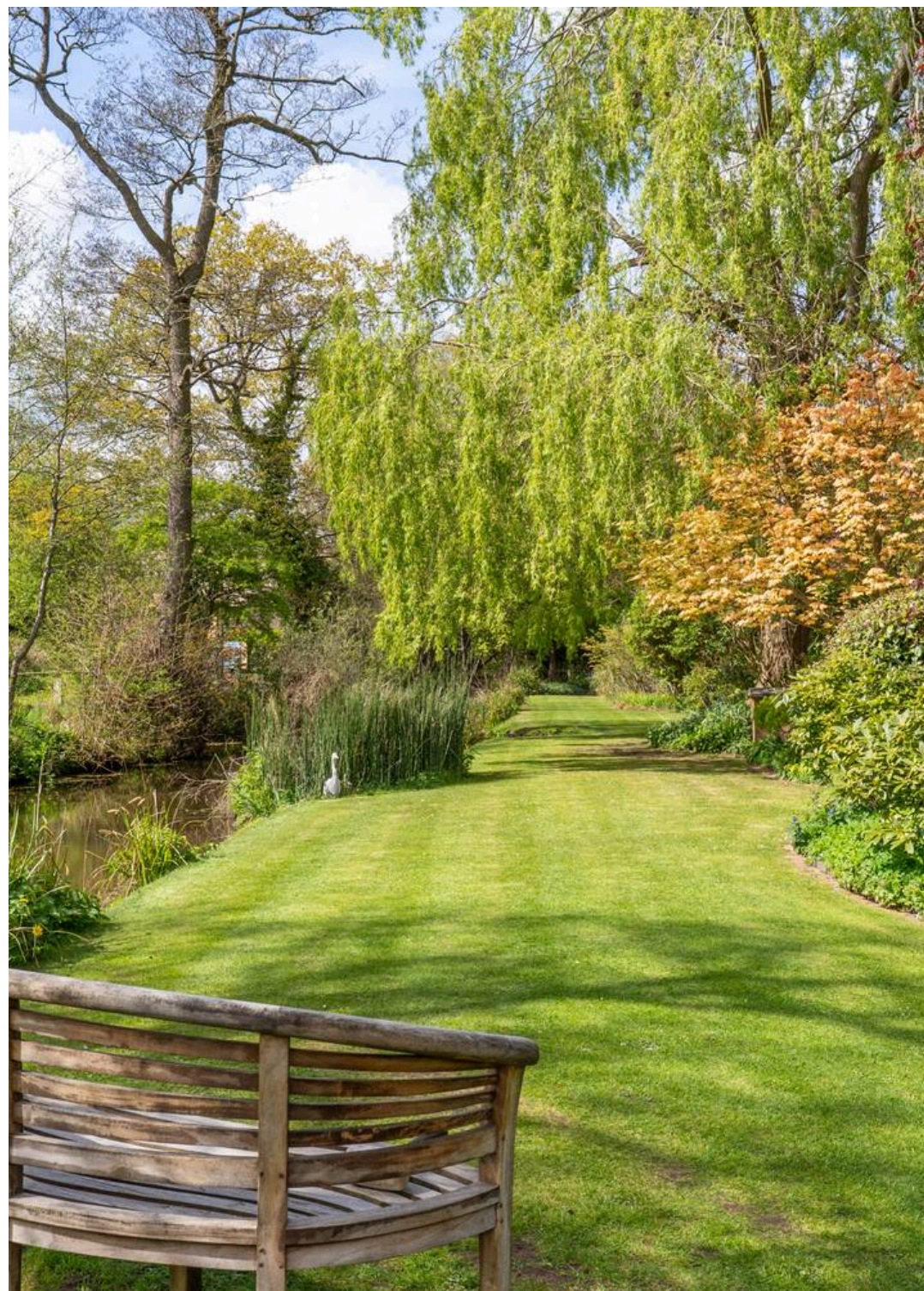
Having operated as a thriving B&B which started in 2003 and successfully ran by the vendors for 20 years, the home established itself as a standout choice for guests travelling for both business and leisure. Its flexible floorplan and generously proportioned rooms comfortably accommodate families, corporate visitors and weekend retreat seekers alike.

Despite its peaceful countryside setting, the property remains conveniently close to a wide range of guest focused amenities, including dining, shopping and excellent transport links - ensuring visitors enjoy both tranquility and accessibility.

Whether you are an experienced Airbnb host expanding your portfolio or embarking on your first investment venture, Rectory Cottage offers outstanding potential for strong returns and consistent year round demand, driven by its location, scale and broad guest appeal.

Surrounded by expansive countryside, Rectory Cottage is more than just an investment - it's a place to call home, create a productive work-from-home haven or offer guests the perfect base to relax and explore the great outdoors.

- Ran as a Successful B&B for Many Years
- Huge Flexibility and Future Potential
- Outstanding 1.08 Acre (Approx.) Plot with Stunning Front and Rear Gardens
- Located Alongside a Channel of the River Arrow
- Generous Gated Driveway
- Three Reception Rooms, Breakfast Kitchen and Large Entrance Hall
- Five Bedrooms - Four with En Suites and Family Bathroom
- Two Storey Annexe Wing - 2/3 Bedrooms and 2 Bathrooms
- Brick Built Outbuilding and Double Garage
- Semi Rural Location Yet Close to Amenities





## Description

Upon entering, you are welcomed by an exceptionally spacious entrance hallway - large enough to accommodate a full dining set - setting the tone for the generous proportions throughout the property. The hall also provides access to a guest cloakroom and useful understairs storage.

To the back of the home are two well-proportioned reception rooms, each showcasing a handsome Victorian-style fireplace. Both reception rooms feature double doors that open onto the south-easterly facing, lawned walled garden—perfect for entertaining and al fresco dining. One reception room leads through further double doors into a formal dining room, which is also accessible from the hallway.

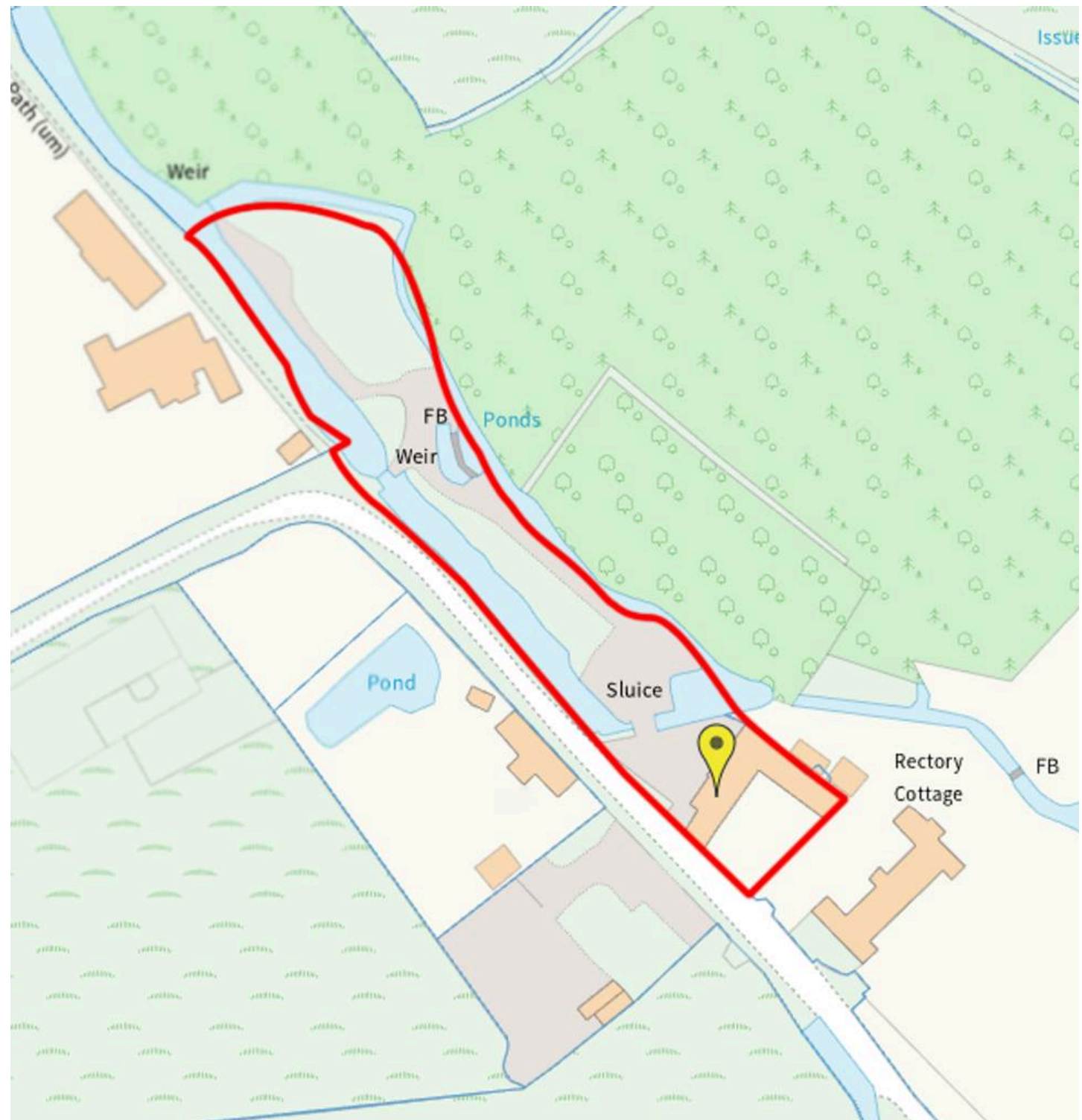
The kitchen features a dedicated breakfast seating area and a connecting passageway leads to the double garage, a heated office and to the rear of the property for added convenience.

The panelled staircase rises to a spacious first-floor landing, giving access to the master bedroom, which boasts impressive church-style windows, fitted wardrobes, and a contemporary en suite shower room. There are four further well-proportioned bedrooms, three of which benefit from their own en suite facilities, and a family bathroom.

Occupying the south-easterly wing is a well-conceived annexe, offering exceptional flexibility for multi-generational living, guests, or potential rental income. The annexe is accessible both from within the main house and via a private entrance. The ground floor features a living room with French doors opening onto a secluded courtyard garden, a kitchen/diner, a bathroom, and a ground-floor bedroom (also accessed via external french doors) with its own shower room. Upstairs, there are two additional double bedrooms, which also connect to bedroom three in the main house, allowing for various layout options.

## Services: All Mains

Worcester Bosch boiler installed approx. 2015



## Outside

Tucked away in a tranquil and highly private setting beside a peaceful channel of the River Arrow, this exceptional property is enveloped by approx. 1.08 acres of truly magical gardens—so special they have been proudly featured for many consecutive years in the prestigious National Garden Scheme.

'The brick-lined channel is particularly prominent within the grounds of Rectory Cottage. Here, sluice gates framed within engineering-brick tunnels with segmental archways divide and subsequently reconnect the river in the west and east respectively over prominent stone weirs adjacent weir ponds. The channel deepens to the west, lined with brick and stone revetments and retaining-earthwork banks of earlier origin.'

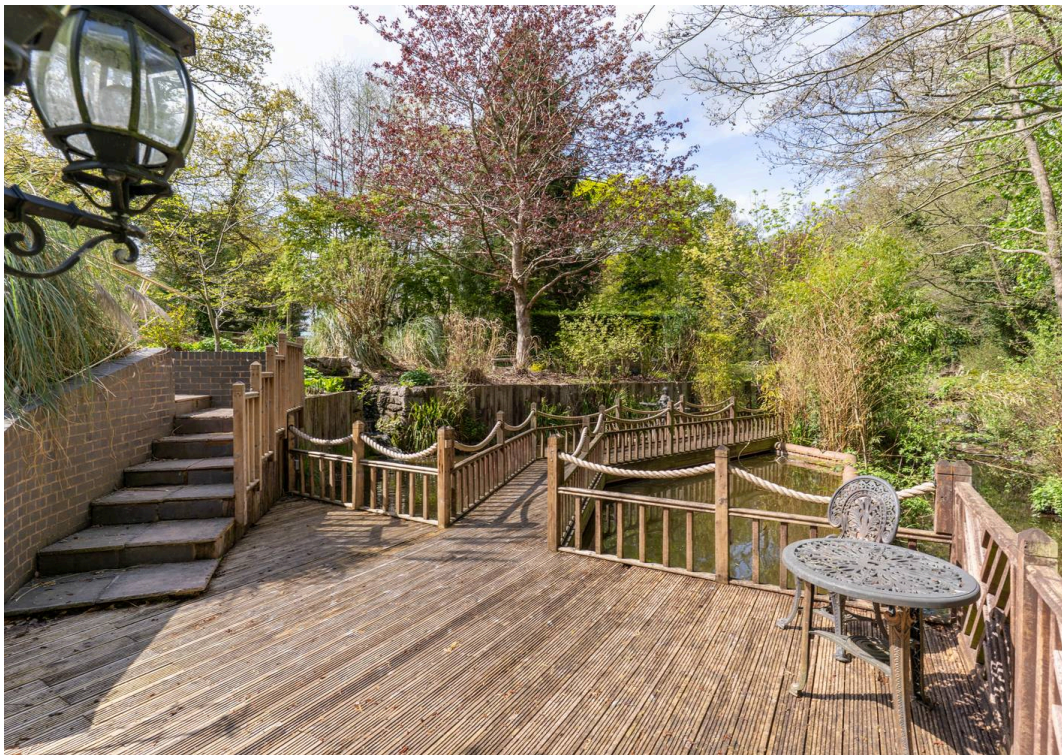
The grounds are a serene, immersive experience, carefully landscaped to lead visitors on a journey of discovery. Meandering paths wind through densely planted borders, showcasing a spectacular array of mature trees, rare and unusual plants, and seasonal colour at every turn, opening onto a large lawn space at the very end with viewing deck overlooking the river. A brick-built archway opens onto an intimate patio area, ideal for alfresco dining or simply soaking in the peaceful surroundings.

The crowning feature is the stunning water garden: a tranquil, decked area set above a broad reflective pool, with a central walkway that takes you across the water, culminating at a cascading waterfall—a breathtaking focal point and a haven for wildlife.

Adjacent to a charming pond (formed by the river channel), a characterful brick-built outbuilding offers flexible use, currently divided into a garden store and a garden room with windows and ladder access leading to a mezzanine level—perfect as a creative retreat or reading nook.

The front of the property is equally impressive, with gates opening onto a spacious block-paved driveway providing ample parking and access to a double garage.





# Old Rectory Lane, Alvechurch

## Ground Floor



## First Floor



Total Approximate Area (Excluding Outbuildings, Including Double Garage):  
442.9 sq. m (4,767.33 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.



## Arden Estates

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