



Barnsview

Pumphouse Lane | Hanbury | Bromsgrove | Worcestershire | B60 4BX

FINE & COUNTRY

BARNSVIEW

Experience the charm of rural living at Barnsview, a traditional country cottage nestled in the heart of Hanbury. This property offers exceptional views of the surrounding countryside, providing a serene and picturesque lifestyle.



Ground Floor: Barnsview is a stunning property with a spacious, airy design. As you enter, you are greeted by a well-facilitated laundry room and WC to your left, offering practicality and ease. The kitchen, with its high ceilings, is a bright and airy family room with ample space that seamlessly flows into the dining room, making it perfect for cooking and socialising. The open-plan dining room creates an ideal environment for family gatherings and entertaining friends, featuring a cupboard at the back currently used as a pantry for excellent storage space.

The first reception room is a spacious, light-filled area with spectacular views of the surrounding countryside, perfect for relaxation and unwinding. Additionally, an office/study at the front of the property boasts beautiful views, making it an ideal spot for working from home or personal projects. Barnsview combines modern amenities with breathtaking views, offering a perfect home for both relaxation and entertaining.

Lower Ground Floor: The property features a basement, please see floor plan for more details.







COFFEE

TEA

COMPOSTABLE
PEELINGS GREENS
EGG SHELLS

DOB FOOD

Smile

SMUR



Seller Insight

“ The first thing that drew us to Barnsview was the expansive land and the breathtaking views it offered. The picturesque scenery, especially the sight of the Malvern Hills, instantly captivated us and made us feel at home.

One of our favourite aspects of living here is sitting in the kitchen, which provides stunning views of the Malvern Hills. This space has become a cherished spot for us, where we can enjoy the changing seasons and the tranquility of the countryside. The kitchen's design seamlessly flows into the dining room, creating a warm, inviting space perfect for family gatherings and entertaining guests.

This home stands out due to its unique blend of character and modernity. The kitchen and dining room's open layout fosters a sense of togetherness and allows for easy interaction while preparing meals or dining. The integration of modern amenities with the home's natural beauty and charm makes it both unique and inviting.

Over the years, we've made several upgrades to enhance the home's functionality and comfort. We've extended the kitchen, creating a larger, more functional space that has become the heart of our home. Additionally, we've added a third bedroom and a family bathroom, ensuring there's ample space for everyone. These renovations have improved the home's flow and made it more accommodating for our family.

Barnsview has been an ideal setting for our daily routines and lifestyle needs. The large garden has been particularly beneficial, providing our children with the freedom to explore and play in a safe, natural environment. The spacious outdoor area has allowed us to enjoy a variety of activities, from gardening to playing sports, fostering a love for the outdoors in our children.

Our home has been the venue for numerous notable events and gatherings. We've hosted children's parties, family barbecues, parents' wedding anniversary celebrations, and many other parties. Each event has added to the tapestry of our lives here, creating cherished memories with family and friends.

The neighbours are fantastic - very friendly and welcoming. There is a strong sense of community here, which has made living in this home even more enjoyable. We've formed great relationships with those around us, contributing to a supportive and connected neighbourhood.

The location offers numerous advantages with excellent local schools nearby, both state and private, providing quality education options for families. Essential services and amenities are conveniently accessible, ensuring that everything we need is within reach. The proximity to the countryside allows for easy access to outdoor activities, making it perfect for an active lifestyle.

To fully maximise your enjoyment of this home, we recommend making good use of the outdoor space and the beautiful surrounding countryside. Embrace the tranquility and natural beauty of the area and take advantage of the wonderful opportunities for outdoor activities and relaxation. This home offers a unique blend of comfort, space, and scenic beauty that is truly special.**

* 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.







First Floor: On the first floor, Barnsview offers three well-appointed bedrooms. The master bedroom, the largest, boasts beautiful views from the front of the property and includes a newly refurbished ensuite for added luxury.

Bedroom two is a nicely sized double bedroom, providing comfort and space. Bedroom three, the smallest of the three, is cosy and intimate.

This floor also features a family bathroom complete with a bath/shower and WC, ensuring convenience for all family members. Additionally, an airing cupboard provides extra storage space.









Outside: Externally, Barnsview impresses with a sweeping drive at the front of the property, offering ample parking. There is also a beautiful outbuilding with renovation potential, adding to the property's charm. Situated on approximately 2 acres, Barnsview showcases stunning views of the surrounding countryside, creating a serene and picturesque living environment.









LOCATION

Barnsview offers a unique rural location, surrounded by open countryside and yet a short drive to Droitwich and Bromsgrove. For those who commute, there is an excellent motorway network via the M5 and M42 - which links to the M40, the principal route to London from the West Midlands. Rail services to Birmingham and Worcester operate from the nearby Aston Fields station. Aston Fields is a buzzing area with a number of restaurants and shops and the favourable Queens Head pub is only a short drive away beside the canal.

Bromsgrove itself offers a diverse range of leisure and sporting facilities, including a David Lloyd gym and Bromsgrove Rugby Club. Supermarkets such as Waitrose are located in the town as well as a number of other retail outlets. The popular Bromsgrove School is located a short distance from the property, as well as a number of good state schools.

The cathedral city of Worcester, lying on the banks of the River Severn, provides for high street and boutique shopping, and is characterised by one of England's great cathedrals, county cricket ground, premiership rugby club, racecourse and university.

The M5 motorway (accessed via J4 of the M5 at Lydiate Ash, J1 of the M42 at Lickey End or J5 at Wychbold), provides for ready access to the north and south west, west Birmingham and the surrounding industrial and commercial areas as well as Cheltenham and its racecourse, Gloucester and Bristol. The M42 also offers access to Birmingham International Airport and the north east. Road travel to London is best via the M40 or M6/M1, both accessible from the M42. The Worcestershire Parkway Railway Station (14 miles) is situated to the east of Worcester, off J7 of the M5, and provides an increased capacity to London, as well as reducing journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. There is also an excellent station in Bromsgrove with direct access to Birmingham New Street





Services, Utilities & Property Information

Utilities: Mains electricity, water and drainage. Electric heating system.

Services: Ultrafast broadband (FTTP) and 4G/5G mobile coverage in the area.

Construction: Standard (brick and tile).

Parking: Driveway parking for 4+ vehicles.

Tenure

Freehold

Directions

Postcode: B60 4BX

what3words: baroness.tingled.announced

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents 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 and 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.

Local Authority

Wychavon District Council

Council Tax Band E

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111

Website

For more information visit www.fineandcountry.co.uk/droitwich-spa-estate-agents

Opening Hours

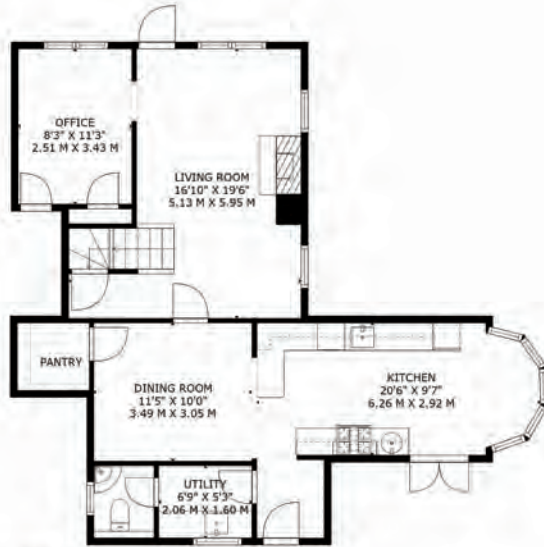
Monday to Friday - 9.00am - 5.30pm

Saturday - 9.00am - 1.00pm





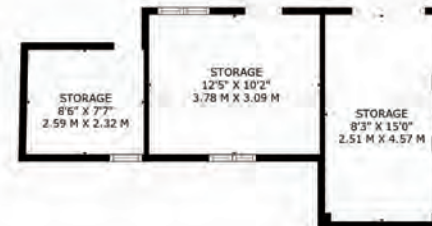
CELLAR



GROUND FLOOR

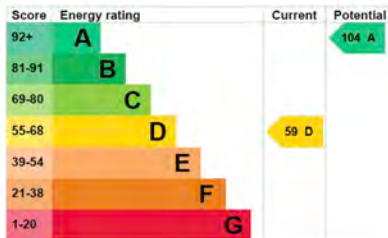


FIRST FLOOR



GROSS INTERNAL AREA: 1330 sq ft, 124 m2
 CELLAR: 185 sq ft, 17 m2
 OUTBUILDINGS: 394 sq ft, 37 m2

OVERALL TOTALS: 1909 sq ft, 178 m2
 S AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



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