



The Old Granary

Astwood Lane | Hanbury | Bromsgrove | Worcestershire | B60 4BL

FINE & COUNTRY

THE OLD GRANARY

Nestled in an ideal location, The Old Granary offers the perfect blend of rural tranquility and urban convenience. Just a short commute from Birmingham, this charming property provides a peaceful retreat while keeping you connected to city life. Whether you are looking for a serene countryside escape or a convenient home base near the city, The Old Granary promises the best of both worlds.



Ground Floor: As you step into The Old Granary, you are immediately greeted by one of the defining features of this barn conversion, the stunning high ceiling that exudes a sense of grandeur. The sitting room, directly ahead, boasts two French doors that, when opened, seamlessly extend the living space into the garden. To the right of the entrance lies the living room, where a timeless inglenook fireplace serves as the centrepiece. The ground floor also features two additional reception rooms - one ideal for formal dining and the other perfect for a home office. At the far end of the property, the open-plan breakfast kitchen offers ample storage and comfortably accommodates a casual dining area. This space is further enhanced by two French doors that open to the private garden, blending indoor and outdoor living beautifully. A convenient downstairs cloakroom and WC complete the ground floor.









Seller Insight

“ The Old Granary's rural location, coupled with its proximity to excellent amenities and transport links, immediately drew me in. It offers the best of both worlds: serene countryside living without sacrificing convenience.

Living off the main street with no passing traffic is a major plus. I love the high ceilings and the feeling of spaciousness throughout the home. The kitchen and small living room provide a perfect view of the garden, while the garden itself is manageable in size yet offers direct access to open farmland and footpaths. Watching sheep in the nearby field is a delight, and the garden's south-facing position makes it a sunlit haven throughout the day.

The rural charm of the property is accentuated by views of fields and hills as you approach the front door. The double-height entrance hall creates an impressive feeling of light and space. From the upstairs windows, you can enjoy open views across to the Malvern's, while the garden's views towards the setting sun over nearby fields add to the home's allure. Wildlife enthusiasts will appreciate the variety of birds, including woodpeckers and goldfinches, and the abundance of wildlife in the surrounding farmland and canal, including deer, foxes, and even otters.

The multi-level layout of the downstairs rooms and easy garden access make this home perfect for hosting gatherings, promoting a smooth flow for guests. With three bathrooms and spacious bedrooms, the house comfortably accommodates large family gatherings. Recent upgrades include hardwood woodwork panels, improved double glazing, new French doors in the kitchen, and an upgraded oil boiler. A large array of solar panels with battery storage, installed in 2022, ensures energy efficiency and near self-sufficiency in electricity.

The Old Granary is a comfortable place to live, offering great access to the outdoors. Direct access to farmland, footpaths, and towpaths from the back door is ideal for dog walking and exploring. Despite its private location, the home is close to friendly and helpful neighbours, ensuring both privacy and community support.

The garden is a sanctuary for birdwatchers, with a productive apple tree, a Victoria plum tree, and a black cherry tree adding to its charm. Foraging opportunities abound in the nearby hedgerows, offering blackberries, damsons, and sloe berries. Morning coffee on the patio is a cherished routine, as is the relaxing sound of the pond's waterfall after a long day. The Worcester canal and towpath, along with the nearby National Trust property Hanbury Hall, provide wonderful opportunities for walking and exploration.

Our small community of six dwellings is close-knit and collaborative. We assist each other as needed and work together on shared maintenance tasks. Although everyone leads busy lives, we come together for informal social events once or twice a year, fostering a strong sense of community.

The area boasts excellent amenities, including a variety of supermarkets and the Liberty Leisure gym and spa. Nearby schools, such as Bromsgrove School, RGS Worcester, and Alcester Grammar, offer top-tier education. The local GP surgery is conveniently close, and Webbs Garden Centre provides retail opportunities and seasonal events. The location also offers easy access to the M5 and several train stations, ensuring excellent connectivity.

Take the time to explore the beautiful countryside and amenities surrounding this home, and get to know your wonderful neighbours. This house has been a joy to live in, and it's with a heavy heart that I prepare to leave it.”*

* 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 you will find five generously sized double bedrooms, two of which feature ensuite shower rooms and a family bathroom with separate shower cubicle. A striking feature throughout these rooms is the exposed beams, adding character and charm to The Old Granary. The high ceilings in every room enhance the sense of space and openness. Additionally, an airing cupboard offers ample storage space..













Outside: The Old Granary is set on a working farm yet offers a sense of privacy with its garden enclosed by high brick walls. The garden features beautiful fruit trees, a variety of year-round flowers, and a tranquil pond currently home to koi carp. The front of the property provides parking for four cars, while a double garage offers additional parking or storage space.





LOCATION

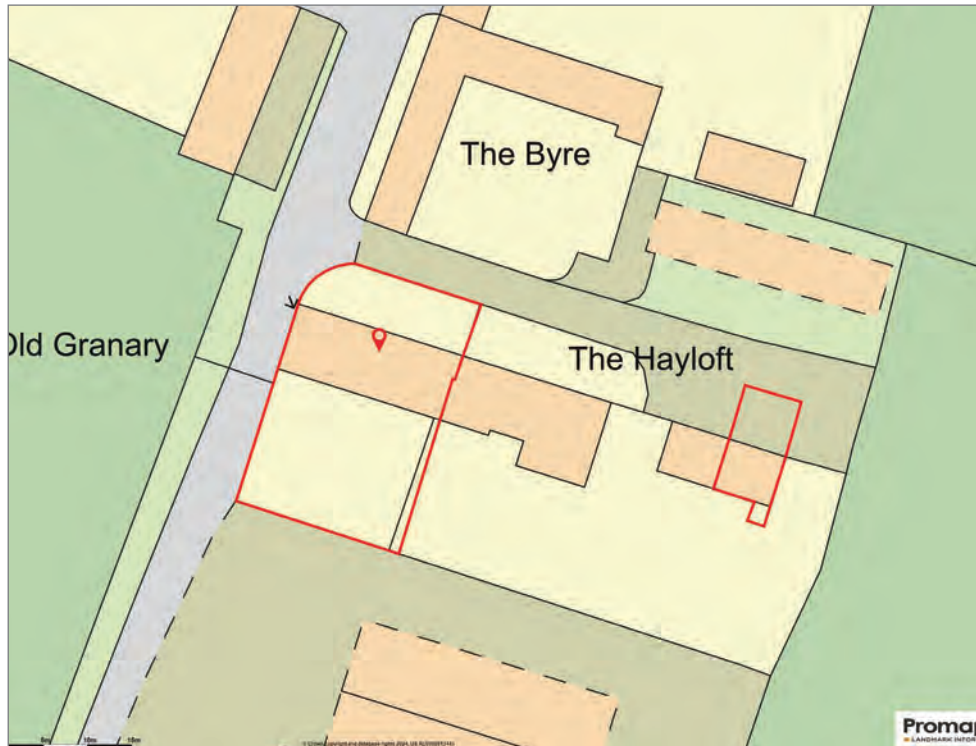
The Old Granary offers a unique rural location, surrounded by open countryside and yet a short drive to Droitwich and Bromsgrove. For those who commute, there is an excellent motorway network via the M5 and M42 - which links to the M40, the principal route to London from the West Midlands. Rail services 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. Private water supply via a borehole. Private drainage via a sewage treatment plant shared with 5 other properties. Oil-fired central heating. Solar panels installed in 2022.

Services: Fibre broadband (FTTC) and 4G/5G mobile coverage available.

Parking: Double garage and driveway parking for 4 vehicles.

Construction: Non-standard - metal framed preserving original oak beam structure and Cedar weatherboard cladding to the exterior of the property.

Property Information: Astwood Farm Barns (management company) - contribution of £30/month for shared borehole, salt treatment and drainage - plus incidental costs split with the other barns. Shared access with Walmer Farm - maintained jointly.

Tenure

Freehold

Directions

Postcode: B60 4BL

what3words: grafted.apply.sometimes

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 F

Viewing Arrangements

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

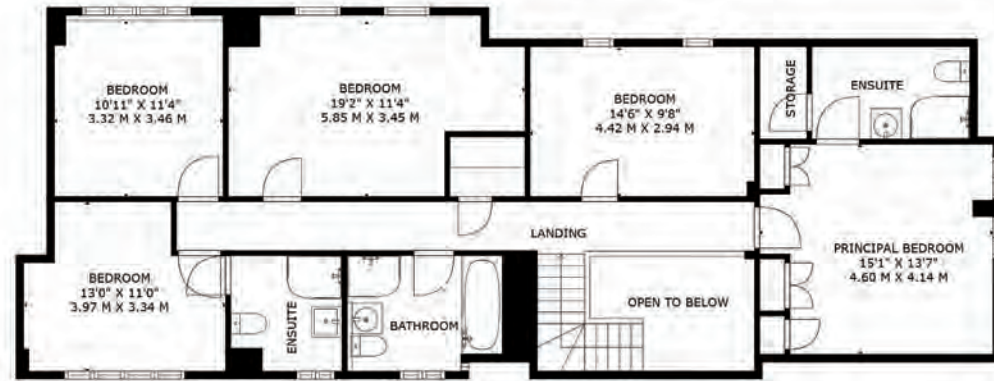
Website

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

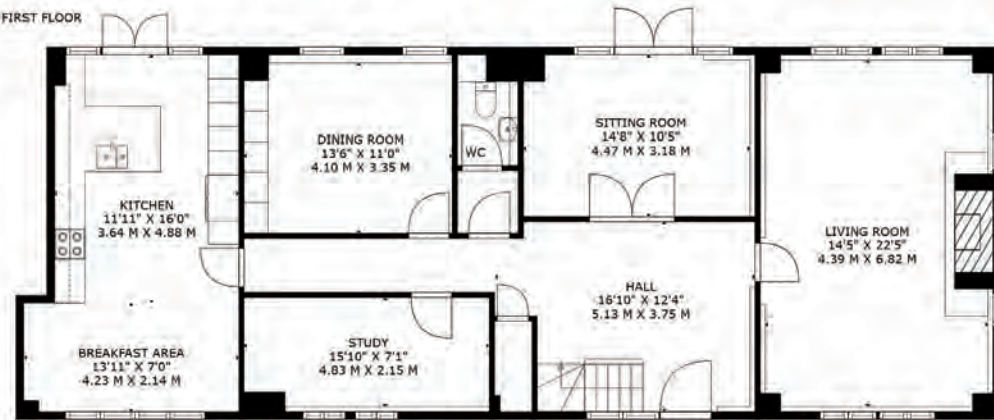
Opening Hours

Monday to Friday - 9.00am - 5.30pm

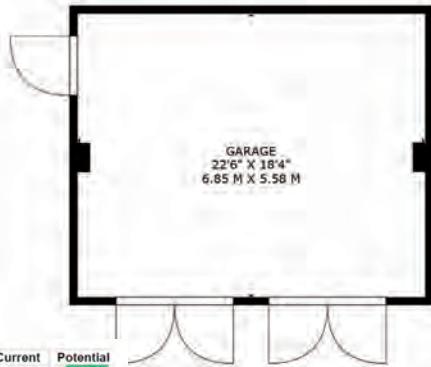
Saturday - 9.00am - 1.00pm



FIRST FLOOR



GROUND FLOOR



GROSS INTERNAL AREA: 2457 sq ft, 228 m2
 ATTIC & LOW CEILINGS: 272 sq ft, 25 m2
 GARAGE: 413 sq ft, 38 m2

OVERALL TOTALS: 3142 sq ft, 291 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
 FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION







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