



Orchard Barn  
Dordale Road | Bournheath | Bromsgrove | Worcestershire | B61 9JX



# ORCHARD BARN

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Orchard Barn is a charming two-bedroom bungalow barn conversion, quietly positioned within a small private settlement of just a handful of dwellings, accessed via a long private driveway in the highly sought-after village of Bournheath. Set within approximately three-quarters of an acre, the property enjoys far-reaching, uninterrupted views across open countryside. The accommodation includes a spacious vaulted sitting room with exposed beams, dual access to the front and courtyard, and a wood-burning stove, together with a farmhouse-style breakfast kitchen taking in the gardens and views to the rear. There is a separate utility room, a master bedroom with ensuite shower room, a further double bedroom/office, and a family bathroom. Externally, the property offers a private driveway, garaging for two cars, and extensive gardens. Whilst requiring modernisation, Orchard Barn presents an excellent opportunity to create a superb home in a most desirable setting.







### Accommodation Summary

Orchard Barn enjoys access from both sides, providing excellent versatility and scope for further enhancement. The current entrance steps into an inner hallway that forms the central spine of the home, leading to two double bedrooms, a family bathroom, the kitchen, and the main sitting room.

The principal bedroom is well positioned, with double doors opening directly onto the courtyard garden — a peaceful and private retreat. The second bedroom benefits from extensive glazing, flooding the space with natural light and overlooking the same courtyard. This room could equally serve as an additional reception room or a generous home office, offering flexibility for modern living.

The family bathroom is conveniently located and of good proportions, now ready for sympathetic modernisation.

At the heart of the home, the farmhouse kitchen is a particularly inviting space, fitted with cabinetry, tiled flooring, and ample room for a large breakfast table. The dresser complements the traditional country aesthetic, while the rear window frames attractive garden views. The adjoining utility room provides additional fitted storage and direct access to the rear garden — perfect for day-to-day household use.

The lounge is a wonderful characterful room, showcasing exposed beams, triple-aspect windows and a substantial feature fireplace with wood-burning stove. French doors open to both sides of the garden, filling the room with natural light and connecting the interior to its surrounding outdoor spaces.

Together, the ground floor offers a superb balance of charm, proportion and potential — an ideal canvas for personalisation within this delightful rural setting.

















































**Outside:** The setting of Orchard Barn is nothing short of exceptional. The property is approached via a long private no-through road, ensuring an immediate sense of privacy and tranquillity. Nestled within a select development of converted barns, the home enjoys the perfect balance of peaceful rural seclusion and discreet community. Equestrian facilities available to rent nearby for horse and pony enthusiasts.

The outside space is the jewel in the crown, offering versatility, scale and spectacular views. Two private driveways provide convenient access and ample parking for at least six vehicles. The double garage presents excellent potential for renovation or further enhancement, offering scope to create additional accommodation, a studio, or an impressive home office.

A charming courtyard garden sits in the sheltered L-shaped nook of the barn, overlooked by both bedrooms and the lounge, creating a private focal point for outdoor dining and quiet reflection.

To the rear, the main garden opens up to reveal sweeping, uninterrupted views across open countryside and towards the local hills. The grounds have been thoughtfully landscaped to include a summer house, ornamental pond and patio terrace, providing idyllic spaces for relaxation and entertaining.

The lawned garden is level and well-proportioned, enclosed by established planting and enjoying total privacy with no immediate neighbours. Rear access to the garaging further enhances practicality and flexibility.

Altogether, the external environment at Orchard Barn is a genuine highlight — private, picturesque, and perfectly aligned with the property's rural charm and lifestyle appeal.











# LOCATION

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Orchard Barn enjoys an enviable semi-rural setting within the highly desirable village of Bournheath (B61 9JX) — a tranquil Worcestershire hamlet that offers all the peace and privacy of country living while remaining exceptionally well connected. The Gate at Bournheath, which has been recently modernised, is well known and includes a wonderful beer garden. Approached via a quiet no-through road, the property sits within a small, select development of converted barns surrounded by open countryside and woodland walks, making it ideal for those seeking space, seclusion and a strong sense of community.

Bournheath lies just north of Bromsgrove, a thriving market town providing an excellent range of everyday amenities including independent cafés, restaurants, boutiques, supermarkets, and leisure facilities, including equestrian facilities available to rent nearby. The area is known for its welcoming village spirit, with regular community events, local societies and country pursuits on the doorstep.

There are many wonderful walks and bridleways close by, including routes through Pepper Wood, Fairfield, and Dodford, all offering scenic countryside views and opportunities for wildlife spotting. For dining and leisure, the village is home to the much-loved Nailers Arms, renowned for its warm hospitality and modern British menu, while nearby highlights include The Swan at Fairfield, The Queen's Head at Wychbold, and The Manor House at Claverdon, each offering exceptional food in picturesque settings.

Families benefit from an excellent choice of schools. The area is served by reputable local primary and secondary schools, with free transport available to all local schools in the Bromsgrove area (details available from the agent). A number of prestigious independent schools are also within easy reach, including Bromsgrove School, Winterfold House, RGS Worcester, The King's School Worcester, and Malvern College, all known for outstanding academic and co-curricular provision.

Commuters will appreciate Orchard Barn's superb connectivity. The property offers swift access to the M5, J4 and the M42, making travel to Worcester, Droitwich, Birmingham, and the wider Midlands both simple and efficient. Bromsgrove railway station provides regular direct rail services to Birmingham, Worcester, and London Paddington, while Birmingham Airport is around a 35-minute drive, with Bristol Airport and London Heathrow both reachable within approximately 90 minutes.

For healthcare and wellbeing, Worcestershire Royal Hospital, The Alexandra Hospital in Redditch, Bromsgrove Minor Injuries Unit, and Birmingham's Queen Elizabeth Hospital are all accessible within a short drive.

Combining peaceful rural surroundings with excellent infrastructure and accessibility, Bournheath represents one of north Worcestershire's most desirable addresses — perfectly suited to those seeking refined country living without compromising on convenience. Orchard Barn captures this balance beautifully, a private and picturesque home within a vibrant and well-connected community.









### Services, Utilities & Property Information

Tenure – Freehold.  
 Council Tax Band – F.  
 Local Authority – Bromsgrove.  
 EPC – Rating D.  
 Property Construction - Standard (brick and tile).  
 Electricity Supply – Mains.  
 Water Supply – Mains.  
 Drainage and Sewerage - Private drainage via sewage treatment plant installed in 2023.  
 Heating - Oil-fired central heating (combi-boiler fitted in 2020).  
 Broadband – FTTC part/full fibre broadband connection available - we advise you to check with your provider.  
 Mobile Signal/Coverage - 4G/5G mobile signal is available in the area - we advise you to check with your provider.  
 Parking – Double garage and driveway parking for 6 vehicles.  
 Additional Information - Driveway has 25% shared access arrangement. Public bridleway and footpath across shared driveway.  
 A builder's quote/plans are available for a 14-week timeline for renovation and extension.  
 Free school door to door transport available to all local Bromsgrove schools.

### Directions

Postcode: B61 9JX  
 what3words: ///revamped.horizons.radiated

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111.

### Website

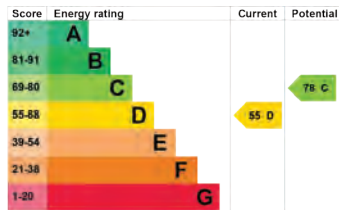
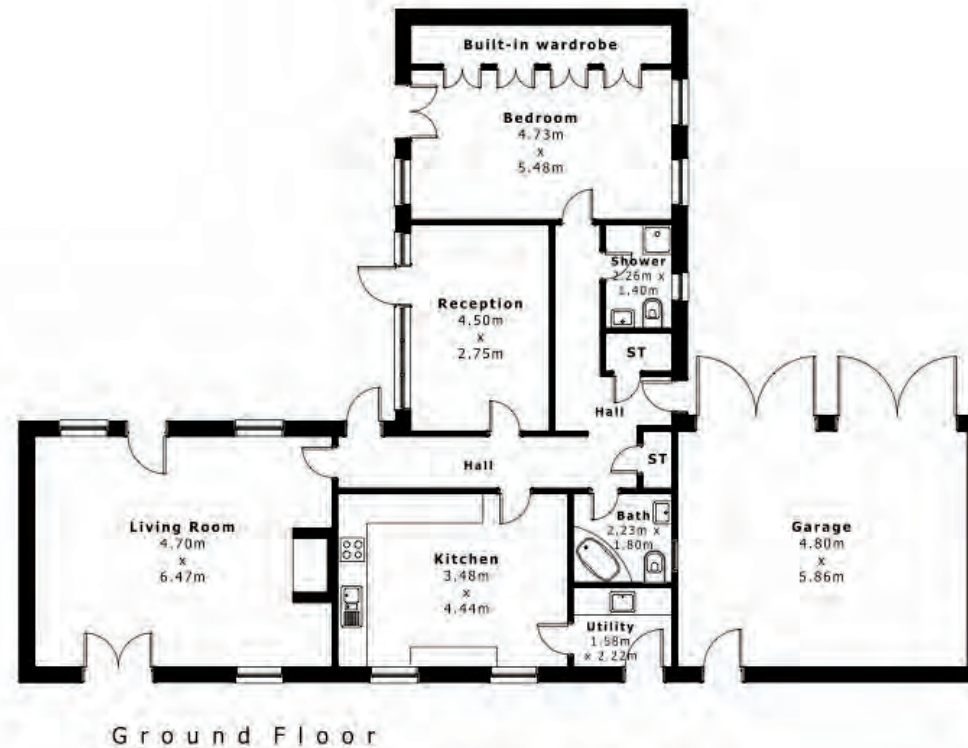
For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

### Opening Hours

Monday to Friday - 9.00 am - 5.30 pm  
 Saturday - 9.00 am - 4.30 pm  
 Sunday - By appointment only







### Orchard Barn - Sales Plan

Total Area: 136m<sup>2</sup> / 1463ft<sup>2</sup>

Please note that all values are Approximate. Do not scale. All dimensions and fittings are shown indicatively

Agents notes: All measurements are approximate 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 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. For a free valuation, contact the numbers listed on the brochure. 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. Printed 11.12.2025











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