



Callow Hill Lane, Callow Hill, B97 5PT

Offers over £535,000


KING

KING
HOMES

Welcome to this exquisite three-bedroom barn conversion with a garage and separate home office, meticulously landscaped to perfection, offering over 1800 sq. ft. of living space. The building itself is a masterpiece, skilfully blending contemporary style with the inherent charm of a timber-framed barn. The result is a stunning home, impeccably presented throughout.



Step into the welcoming hallway, with a tastefully designed downstairs W.C. with a wash basin. The dining hall awaits, featuring a part-vaulted ceiling with a minstrels gallery above. At one end of the property discover a superb breakfast kitchen, comprehensively fitted with Silestone work surfaces, built-in dishwasher, washing machine, and a two-oven Rangemaster cooker. The dual-aspect room is generously sized, featuring hardwood double-glazed windows.

Continuing through the dining hall, reach the living room, a practical square space with dual aspects and a fitted log burner. Exposed timber abounds, adding character to the accommodation.

The property is flooded with light, with Velux windows complementing standard windows in various rooms.

Ascend to the master bedroom, adorned with part-vaulted ceilings and ample built-in storage space. An en-suite W.C. enhances the master suite's appeal. Across the landing, discover two additional bedrooms, both boasting vaulted ceilings, exposed timber, and built-in mirrored wardrobes.

The family bathroom, recently refitted, is a luxurious retreat with full tiling, a white suite, a freestanding roll-top bath, a separate shower enclosure, wash basin, and W.C.

Outside, is a private beautifully maintained landscaped rear garden with established flower beds and a superb Italian porcelain paved patio area creating an elegant ambiance. With a coveted south-westerly aspect, enjoy an abundance of sunlight. Also includes a practical garden office which could also be used as gym and a useful workshop in the corner adds functionality.

If you seek a home that stands apart, combining a distinctive style with the charm of a barn conversion, this property is unparalleled.

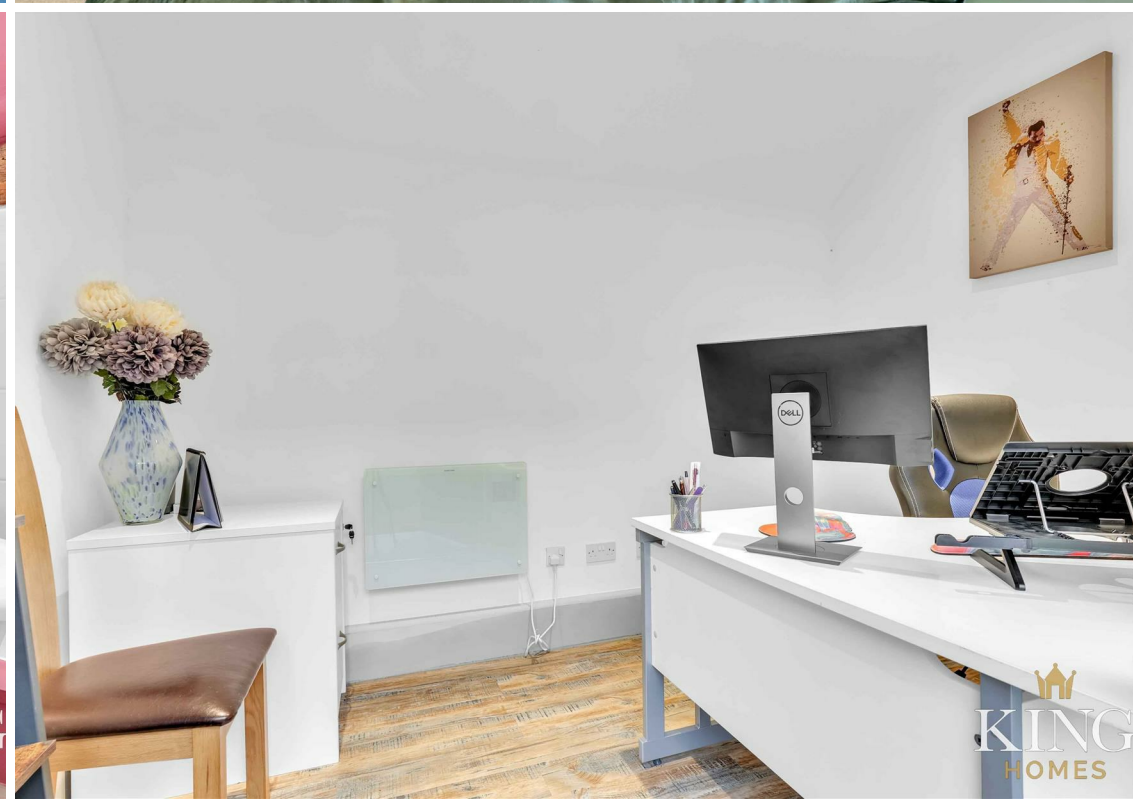
LOCATION

Enjoy a rural setting without isolation, with easy access to the golf course, parks, and the amenities of Redditch. Discover the best of both worlds in this fabulous barn

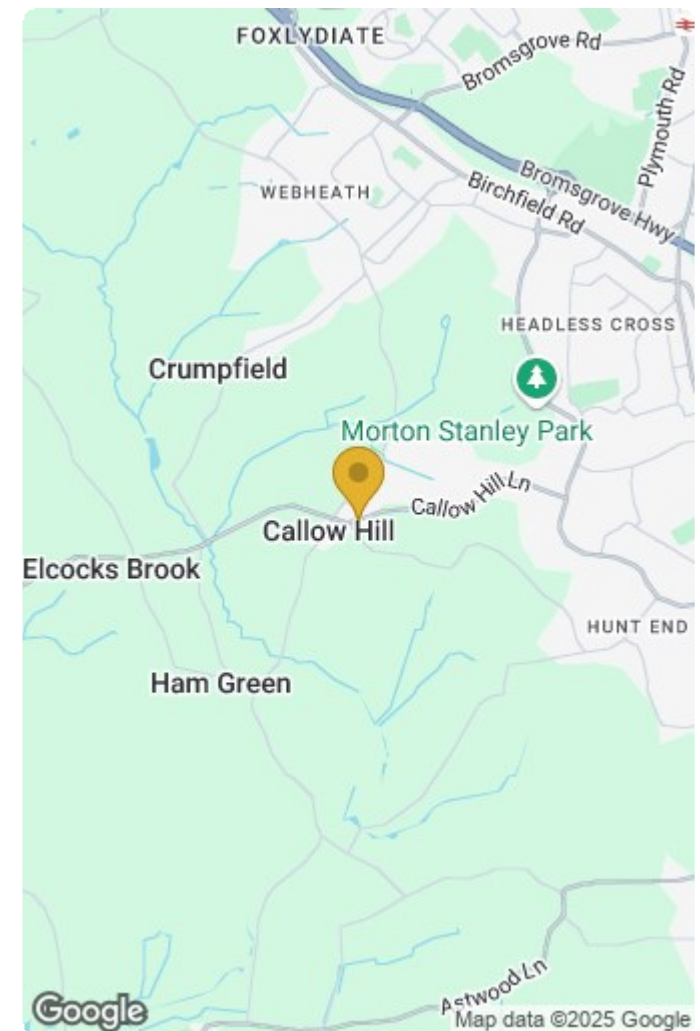
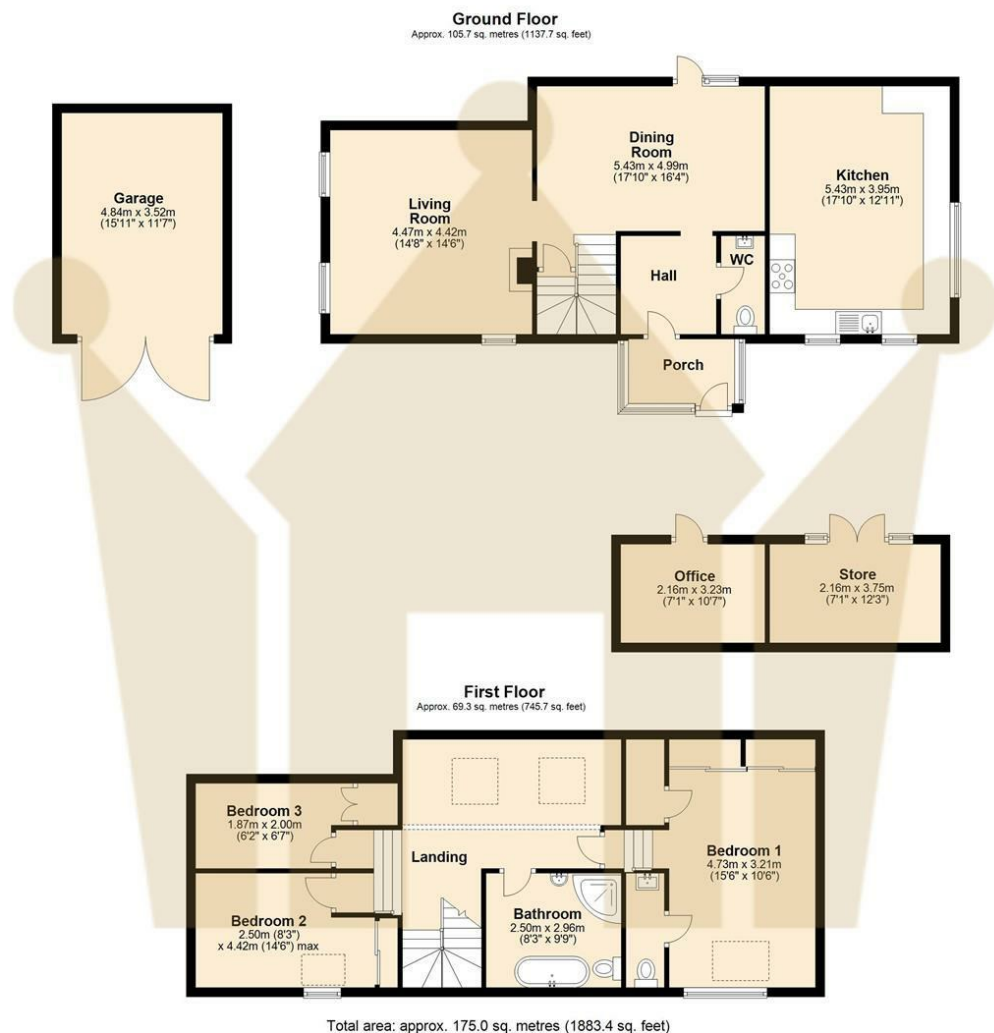
conversion. Nestled amidst picturesque countryside, Callow Hill provides a serene escape with excellent walking and cycling routes meandering through the pristine, untouched landscapes while maintaining convenient proximity to the market towns of Redditch, Bromsgrove, Alcester and Stratford-upon-Avon. These neighbouring towns cater to the everyday needs of potential buyers, offering a range of essential facilities.

For those commuting, this location offers easy access to the M5 and M42 motorways, ensuring swift connections to Worcester, Birmingham, Birmingham International Airport, and the NEC. Additionally, local and intercity rail networks are conveniently accessible from Redditch, Alvechurch, Bromsgrove, and Worcester Parkway station. The latter provides a direct connection to key destinations such as Birmingham, Bristol and London.

Porch	
Hall	
Dining Room	17'9" x 16'4" (5.43m x 4.99m)
Living Room	14'7" x 14'6" (4.47m x 4.42m)
Kitchen	17'9" x 12'11" (5.43m x 3.95m)
W.C	
Landing	
Bedroom 1	15'6" x 10'6" (4.73m x 3.21m)
En-suite W.C	
Bedroom 2	8'2" x 14'6" (2.50m x 4.42m)
Bedroom 3	6'6" x 6'1" (2.00m x 1.87m)
Bathroom	8'2" x 9'8" (2.50m x 2.96m)
Office	7'1" x 10'7" (2.16m x 3.23m)
Store	7'1" x 12'3" (2.16m x 3.75m)
Garage	15'10" x 11'6" (4.84m x 3.52m)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	54	61

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		