



The Stable, Low Habberley Farm

Low Habberley, DY11 5RE

Andrew Grant



The Stable, Low Habberley Farm

Low Habberley, DY11 5RE

 **3 Bedrooms**  **1 Reception**  **1 Bathroom**

Freehold / 1,775 sq. ft.
Offers in excess of £530,000

KEY FEATURES:

- Semi-rural location
- Lovely countryside views
- Bordering fields at the rear
- Charming turn-key ready home
- Period features
- Open-plan living kitchen
- Detached double garage with room above
- Scope for ancillary accommodation (STPP)

A high-quality barn conversion enjoying a delightful rural position between Kidderminster and Bewdley. This fantastic home includes an open-plan living kitchen, a delightful sitting room with wood-burner and a detached double garage with room above.

Situation

Low Habberley is a charming semi-rural hamlet nestled in the picturesque Worcestershire countryside, between Bewdley and Kidderminster. Its tranquil setting offers a serene rural lifestyle just moments from town. The property benefits from direct rear access to fields, bordering the beautiful Habberley Valley, with nearby footpaths leading to scenic spots like the wooded Habberley Valley and Trimpley Reservoir.

Nearby Bewdley, a historic Georgian town, boasts a variety of shops, pubs, and eateries, along with attractions such as the Severn Valley Steam Railway and West Midlands Safari Park. The vast Wyre Forest Nature Reserve offers ample opportunities for outdoor activities like walking, cycling, and horse riding.

Kidderminster, with its array of amenities including shops, supermarkets, and dining options, is conveniently close. The town's efficient train station provides easy access to Worcester, Birmingham, and London.



Description

This is a wonderful barn conversion forming part of a small group of period homes beautifully tucked away down a quiet country lane on the outskirts of Low Habberley village.

The Stable is accessed from the shared lane via electric gates, which give way to a secure two-car driveway. There is a high-quality detached double garage accessed via two electric up-and-over doors with great scope for conversion to ancillary accommodation, subject to securing the relevant planning permissions.

There is a porch, which grants access to the property and features oak flooring, space for boots and coats.

The property is turn-key ready, having been thoughtfully improved by the current owner with the interior blending rustic period features with contemporary living.

Amongst the improvements is a fantastic open-plan living kitchen, which has been nicely refitted in keeping with the aesthetics of the period.

Kitchen

The wonderful kitchen is extremely characterful and designed to incorporate living, cooking and dining in one space. The kitchen comprises work surfaces featuring an inset Belfast sink and a range of grey base cupboards underneath.

There is space for a Range style oven with an extractor above, delightful ceiling timbers complemented by exposed brickwork, two designer column radiators, oak flooring and dual aspect windows and a stable door accessing the courtyard and garden. The seller informs us that electrics are in place to add a central island within the kitchen if so required, and furthermore that following talks with the planning department it is likely that a kitchen extension may be allowed into the courtyard.

Living room

Adjoining the kitchen is a wonderfully bright and welcoming living room featuring a fantastic wood-burning stove in the corner and double-glazed French doors flowing nicely out to the garden.

The living room also has two designer vertical radiators, three wall lights, a window with pleasant rural views and a contemporary oak staircase complete with a glass balustrade rising to the first floor.





First floor

The landing area has exposed beams and is flooded with light from three Velux windows.

Bedroom one

Bedroom one is an impressively spacious double room enjoying pleasant views of the surrounding countryside and featuring two Velux windows, exposed beams, a built-in cupboard and wall lights.

Bedrooms two and three

The second bedroom enjoys similarly delightful views from a large Velux window and features exposed beams. Bedroom three also has a large Velux window along with an exposed beam.

Bathroom

Servicing the bedrooms is a well-appointed shower room, which is fully tiled and enjoys lovely rural views from a large Velux window. The shower room comprises a tiled shower cubicle, an exposed beam and fitted furniture incorporating storage, a washbasin and a low-level WC.





Garden

This beautiful country home is rounded off nicely by a secluded walled garden complete with a sheltered courtyard ideal for alfresco dining.

The main garden is a real suntrap and comprises a shaped lawn with neatly kept borders and a paved pathway leading to the courtyard area. The latter flows pleasantly from the kitchen and features outside lighting, stone paving and beautiful period walled boundaries.

Garage

Adjoining the garden, the large detached double garage features power, lighting, a utility area with space and plumbing for appliances, a floor-mounted oil-fired boiler and stairs rising to the room above. The loft room above the garaging runs the width of the building and offers useful additional square footage, ideal for home working or for use as a hobbies/games room. The garage offers great scope for conversion to ancillary accommodation, subject to securing the relevant planning permissions.

Agents note

This property is Grade II listed by virtue of being within the curtilage of a listed farmhouse.

Services

The property has mains electricity, mains water, mains drainage, a security alarm system and broadband. There is oil-fired central heating and the cooker fuel is LPG.

Council tax band D



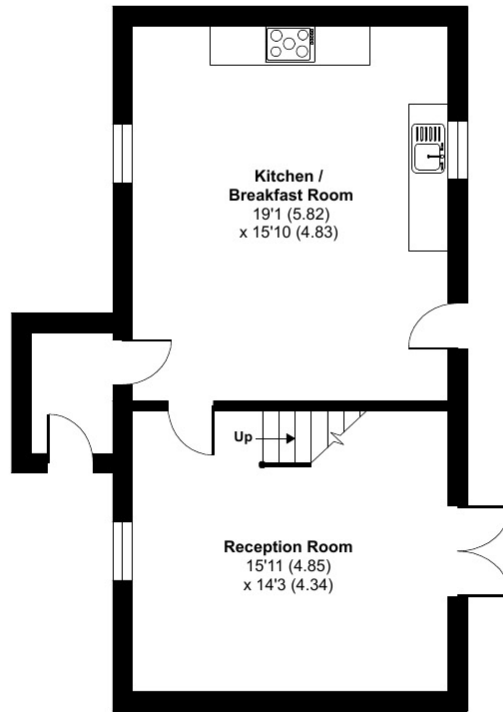




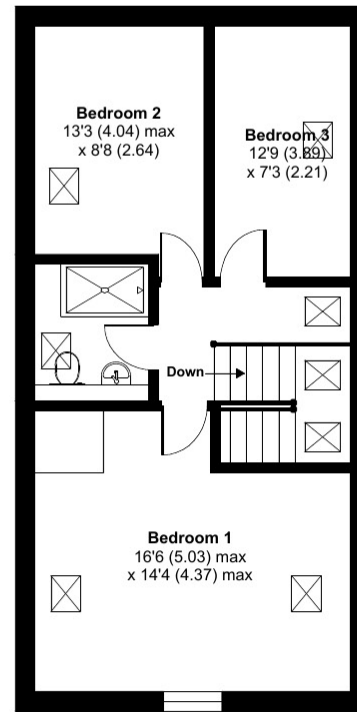
The Stable, Low Habberley Farm, Low Habberley, Kidderminster, DY11

Approximate Area = 1775 sq ft / 164.8 sq m (includes garage/store)

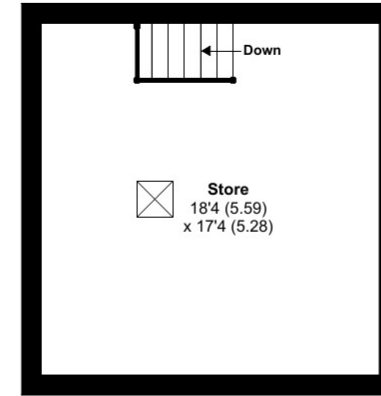
For identification only - Not to scale



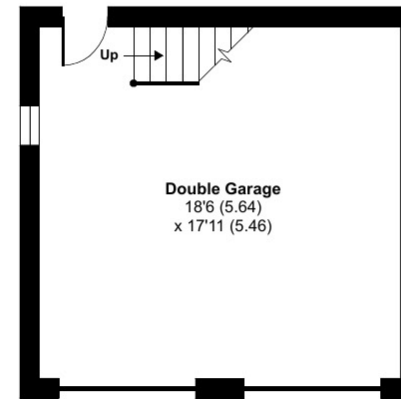
GROUND FLOOR



FIRST FLOOR



GARAGE FIRST FLOOR



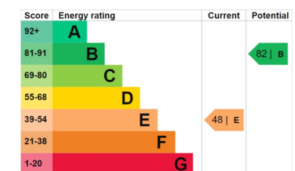
GARAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 949414



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.





Andrew Grant
T: 01384 370 232
E: hello@andrewgrant.com

