



The Barn

Stottesdon DY14 8UA

Andrew Grant

The Barn

Manor Farm, Stottesdon DY14 8UA

3 Bedrooms 1 Bathroom 2 Receptions

A charming period barn conversion in the heart of Stottesdon village, with beautiful gardens and spacious, well presented living accommodation.

- Three well-proportioned double bedrooms.
- Stylish family bathroom (renovated in 2022) and a separate cloakroom for added practicality and convenience.
- A versatile loft room, ideal as a playroom, hobby room or as an additional storage space.
- Landscaped gardens with paved seating areas, raised vegetable beds and mature trees.
- Shared driveway with two parking spaces and EV charger.
- Located in the picturesque village of Stottesdon with easy access to stunning countryside walks, local amenities and the nearby towns of Cleobury Mortimer and Bridgnorth.



1,252 sq ft (116.3 sq m)



The kitchen

The large open plan kitchen and dining room offers the perfect space for cooking and entertaining, complete with engineered oak flooring and original oak beams for added character. The kitchen features ivory shaker-style cabinetry, granite-effect worktops and a ceramic kitchen sink with a traditional twin-handled mixer tap.



This kitchen is both functional and inviting, featuring a Rangemaster Classic 90 electric range cooker with five halogen hobs and an extractor hood. There's ample room for a large American-style fridge freezer and a glazed door opens to the garden, creating a seamless connection between indoor and outdoor living spaces.





The living room

This spacious double-aspect living room features original oak beams and a striking brick fireplace and hearth. Within the hearth and the centrepiece of the room is a 5kW ACR Firebox Oakdale multi fuel log burner. The room is bathed in natural light from both sides, creating a warm and welcoming atmosphere.





Bedroom one

Bedroom one is a spacious double bedroom that overlooks the front garden and features ample room for free standing furniture.



Bedroom two

Bedroom two is another well-proportioned double bedroom that overlooks the front garden and features a large window that fills the room with natural light to create a bright and airy atmosphere.



The snug / bedroom three

Currently utilised as a snug, bedroom three features two windows, including one with a view of the rear garden. This spacious double bedroom offers plenty of room for furniture and is enhanced by a charming character beam. It also includes built-in storage and convenient access to the loft.



The family bathroom & separate cloakroom

The family bathroom is elegantly designed with smoked oak wood-effect ceramic tiles and includes a corner bath with an electric shower, complemented by an integrated oak step. A traditional pedestal basin with chrome pillar taps, along with a classic WC, adds a timeless touch. The separate cloakroom, finished with matching wood-effect flooring, features a sleek wall-hung vanity basin and a WC.





The loft room

Accessed via wooden steps at the rear of the hallway, the loft room offers a highly versatile space, ideal for additional storage or use as an occasional room, children's play area or home office. Fitted with power, lighting and a large Velux window, this room is both bright and practical.



The gardens

The Barn benefits from beautifully landscaped front and rear gardens, bordered by charming picket fences and featuring paved and gravelled seating areas, raised vegetable beds and mature trees. This thoughtfully laid out garden offers both open lawns and secluded areas from which to enjoy secluded outdoor dining. A useful greenhouse, shed and log store perfectly complements this space.





Set back from the village lane, the property is accessed via a shared gravel driveway with two designated parking spaces and an electric vehicle charging point. A paved pathway leads to the front door, offering both a charming and practical entrance to this character-filled home.



Location

Stottesdon is a charming village nestled amidst some of the most breathtaking countryside in the region. The vibrant community and excellent local amenities that include a village pub, a doctor's surgery and an OFSTED 'outstanding' rated primary school are attractive to making both families and professionals alike.

For outdoor enthusiasts, Stottesdon offers an abundance of scenic walking routes in all directions, leading to stunning spots such as the nearby Clee Hills. The landscape transforms with the seasons, from bluebell-carpeted woodlands in spring to mist-filled valleys in autumn.

The village is also conveniently located near the towns of Cleobury Mortimer, Bridgnorth and Bewdley, approximately 5, 9 and 10 miles away, respectively and offer a broader range of amenities.

Services

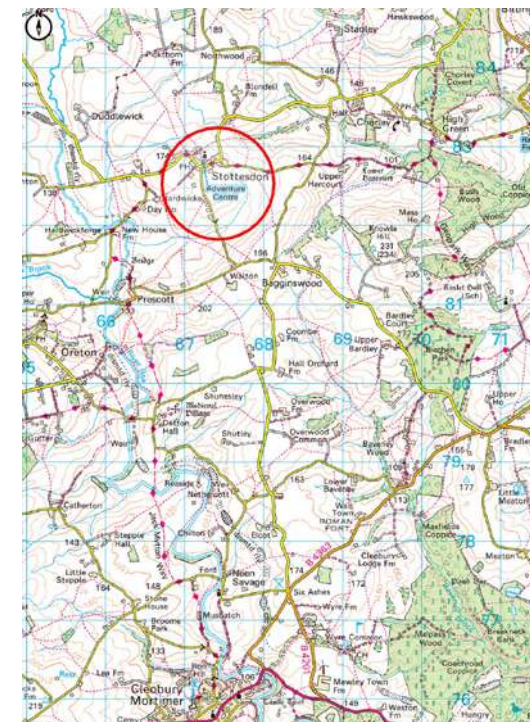
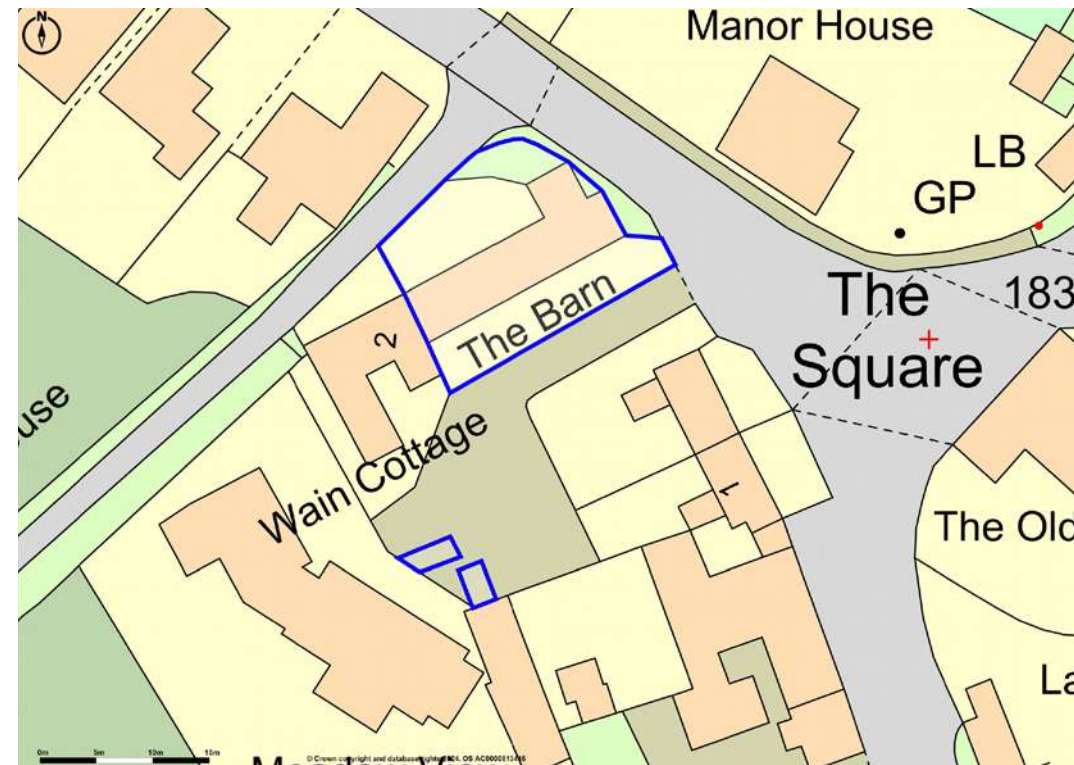
Mains water, electricity, and drainage. Oil-fired central heating and hot water via a Firebird external combi boiler. EV charger installed at designated parking space. Broadband FTTC (fibre to the cabinet) with download speeds up to 35mbps and upload speeds up to 20mbps)

Council Tax

The Council Tax banding for this property is **Band D**

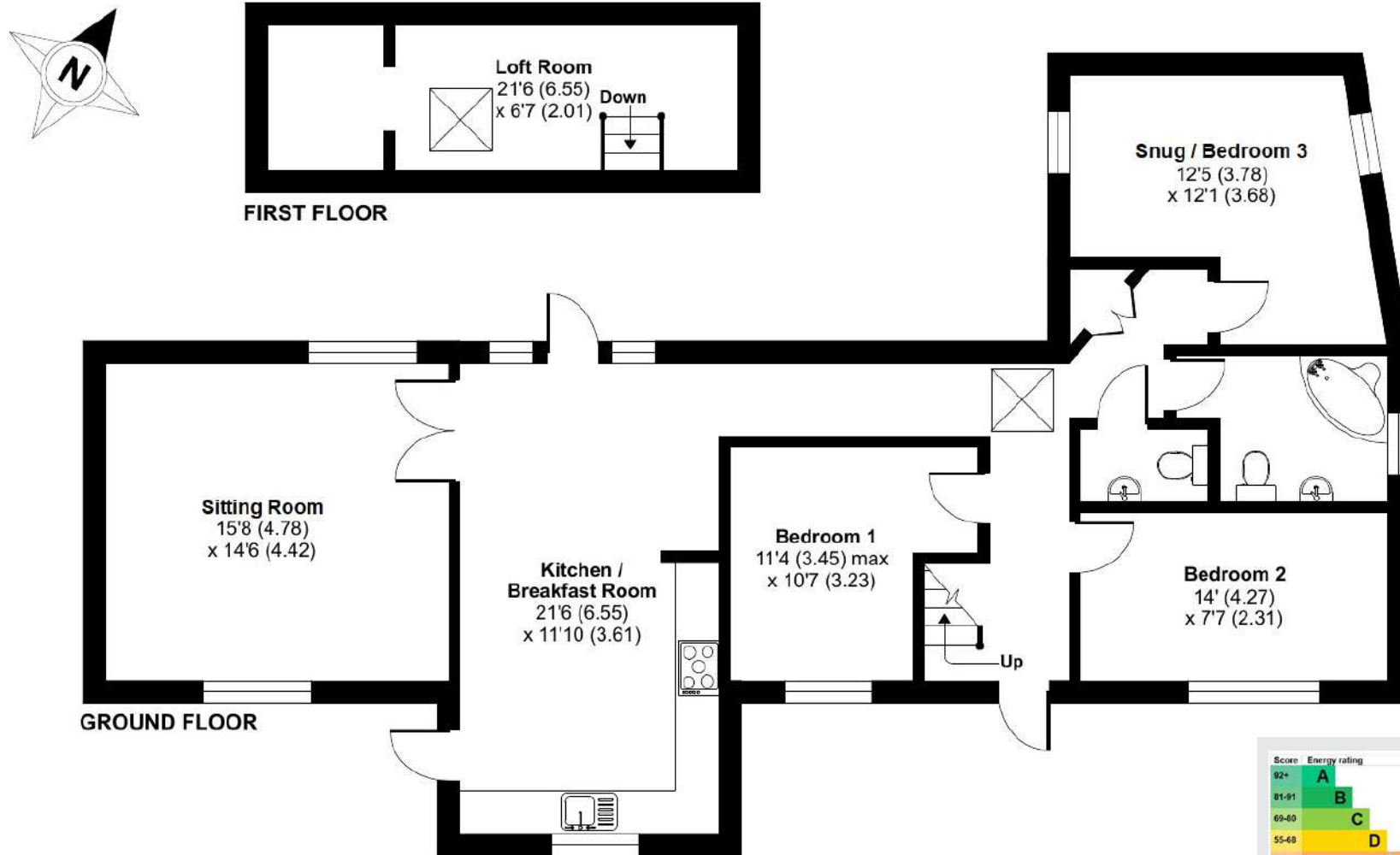
Agents note

Boiler installed October 2016. Wood burner fitted August 2017. Roof overhaul completed October 2023, including two new valleys. Windows and doors replaced in February 2024 with Resident 7 PVC frames to comply with conservation area requirements. Bathroom renovated June 2022.



The Barn, Manor Farm, Stottesdon, Kidderminster DY14

Approximate Gross Internal Area = 1,252 sq ft / 116.3 sq m



This plan is for guidance only and must not be relied upon as a statement of fact



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