

Andrew Grant
PRESTIGE & COUNTRY



Hampton Barn

Farley Farm, Romsley, B62 0LN



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Farley Farm, Farley Lane, Romsley B62 0LN

4 Bedrooms 3 Bathrooms 3 Reception Rooms

“A beautifully converted barn offering spacious, character-filled living with countryside views, excellent accommodation and a harmonious blend of traditional features and modern comfort...”

Scott Richardson Brown CEO



- Exceptional four-bedroom barn conversion with generous and flexible living space.
- Impressive vaulted dining hall and cosy living room with feature fireplace.
- Stylish kitchen with integrated appliances and expansive utility room.
- Private garden perfect for outdoor entertaining.
- Underfloor heating throughout the building for added luxury and comfort.
- Ample parking for multiple vehicles.
- Quiet rural setting with excellent access to local amenities and major road links.

2888 sq ft (268.4 sq m)



The living room

The spacious living room is an inviting, character-rich space featuring a central fireplace with wood-burning stove set in a rustic brick surround. Oak flooring and exposed beams add to the charm, while wide openings connect the room seamlessly to the dining area and beyond.





The dining room

Set beneath a striking vaulted ceiling and overlooked by a galleried landing, the dining room is a real showpiece. Full-height glazing floods the space with natural light and provides direct access to the courtyard and patio. This room offers an ideal setting for entertaining or family meals, enhanced by the warmth of exposed brickwork, oak flooring and staircase.





The kitchen

The kitchen is generously proportioned and well-equipped, with a range-style cooker, quality cabinetry and granite-effect worktops. Large windows flood the space with light and provide views across the garden. A spacious layout accommodates a family dining area, with tiled flooring underfoot for practicality. Modern lighting and thoughtful storage make it ideal for both cooking and gathering.





The utility

The utility room provides an ideal functional space separate from the kitchen, featuring matching cabinetry, additional worktops and plumbing for appliances. With its own entrance to the outdoor space, it serves as a practical boot room and laundry area. The layout ensures the main living areas remain calm and uncluttered.



The study

The study is the perfect retreat for home working, complete with desk space and ample shelving. Brick feature walls and a rustic beam add charm and warmth, while natural light from the window creates a productive yet relaxed environment. The study is well-positioned for privacy and quiet and could be used as a useful guest annexe.





The office / bedroom four

Positioned between the ground floor and first floor, this versatile room is currently used as a home gym and hobby area. Bright and airy thanks to dual-aspect windows, it could also be adapted as an additional sitting room, bedroom, playroom or home office. The oak flooring and minimal finish make it a flexible and attractive space. Along with the study, this could be combined to make an annexe.





The shower room

This stylish ground floor shower room features an enclosed shower, wall-mounted basin, and close-coupled toilet. Neutral stone tiles line the floor and lower walls, creating a warm, elegant feel. A chrome heated towel rail adds practicality, while a wooden door and window bring in natural light and charm. Simple décor and tasteful artwork complete the clean, contemporary look.





The master bedroom

The master suite offers excellent proportions, set beneath a vaulted ceiling with a central window framing stunning rural views. Finished to a high standard, this serene bedroom includes generous space for furniture and is complemented by a private en suite, creating a peaceful retreat at the top of the house. The room not only has a great en suite but it also has a room beside it that would be a great walk in wardrobe or dressing room.





The master bedroom en suite

The en suite to the master bedroom includes a cubicle shower, modern fittings and neutral tiling throughout. A skylight adds natural light, enhancing the sense of space and calm. The sleek sanitary ware and clean design make this a stylish and practical addition to the principal bedroom.



Bedroom two

This comfortable double room benefits from a Velux window, neutral tones and soft carpeting. Its size allows flexibility for guests or family use, with space for a wardrobe and bedside furniture. The angled ceiling adds character while still maintaining a spacious and welcoming feel.



Bedroom three

A charming single room with sloped ceilings and natural light from a skylight. Perfect as a child's room or guest bedroom, it includes space for storage and a cosy bed setting. The layout offers privacy and warmth, making it a great addition to the overall accommodation.



Family bathroom

The family bathroom is smartly finished with a roll-top bath, separate shower enclosure, WC and wash basin. Contemporary fixtures and neutral stone-effect tiles offer a clean, timeless style. Skylights allow in plenty of light, creating a calm and refreshing space for daily routines.



The courtyard & patio

To the rear and to the side of the property, large landscaped courtyard and patio areas offer an exceptional outdoor living space. Multiple seating terraces are laid in natural stone and gravel, perfect for entertaining or unwinding in privacy. Raised beds, log storage, outdoor brick store and walled sections enhance the sense of seclusion while retaining countryside charm.





The front lawn

The front lawn is immaculately presented with a central lawn bordered by low fencing and mature planting. A paved pathway leads to the front entrance, with patio seating areas positioned to enjoy sun throughout the day. Gated access provides a secure and welcoming approach, framed by established trees and countryside views.



The garage

The garage features traditional timber double doors and offers a spacious, versatile area for storage or workshop use. Benefiting from power, lighting, insulation and a concrete floor, it is ideal for hobbyists, storage or practical day-to-day use. This space offers potential for conversion for an extra bedroom or reception room (subject to permissions). It also benefits from heating in place, ready for underfloor heating like the rest of the home.



Location

Situated in a desirable rural setting near the Clent Hills, the property offers the peace of countryside living with easy access to amenities. Excellent road links place Hagley, Halesowen and Bromsgrove within a short drive, with Birmingham also easily reachable for commuters.

The area is known for its scenic walking routes and thriving village communities. Nearby, you'll find well-regarded schools, farm shops and local pubs, while Hagley railway station provides direct services to Birmingham and Worcester. This location balances idyllic surroundings with convenient access, making it perfect for families, professionals or those seeking a quieter pace of life.

Services

This property benefits from full central heating, underfloor heating throughout down stairs, underfloor heating in upstairs bathrooms & radiators in bedrooms. It also has mains electricity, mains water, a septic tank, a security alarm system & access to broadband.

Council Tax

This property is council tax **band G**



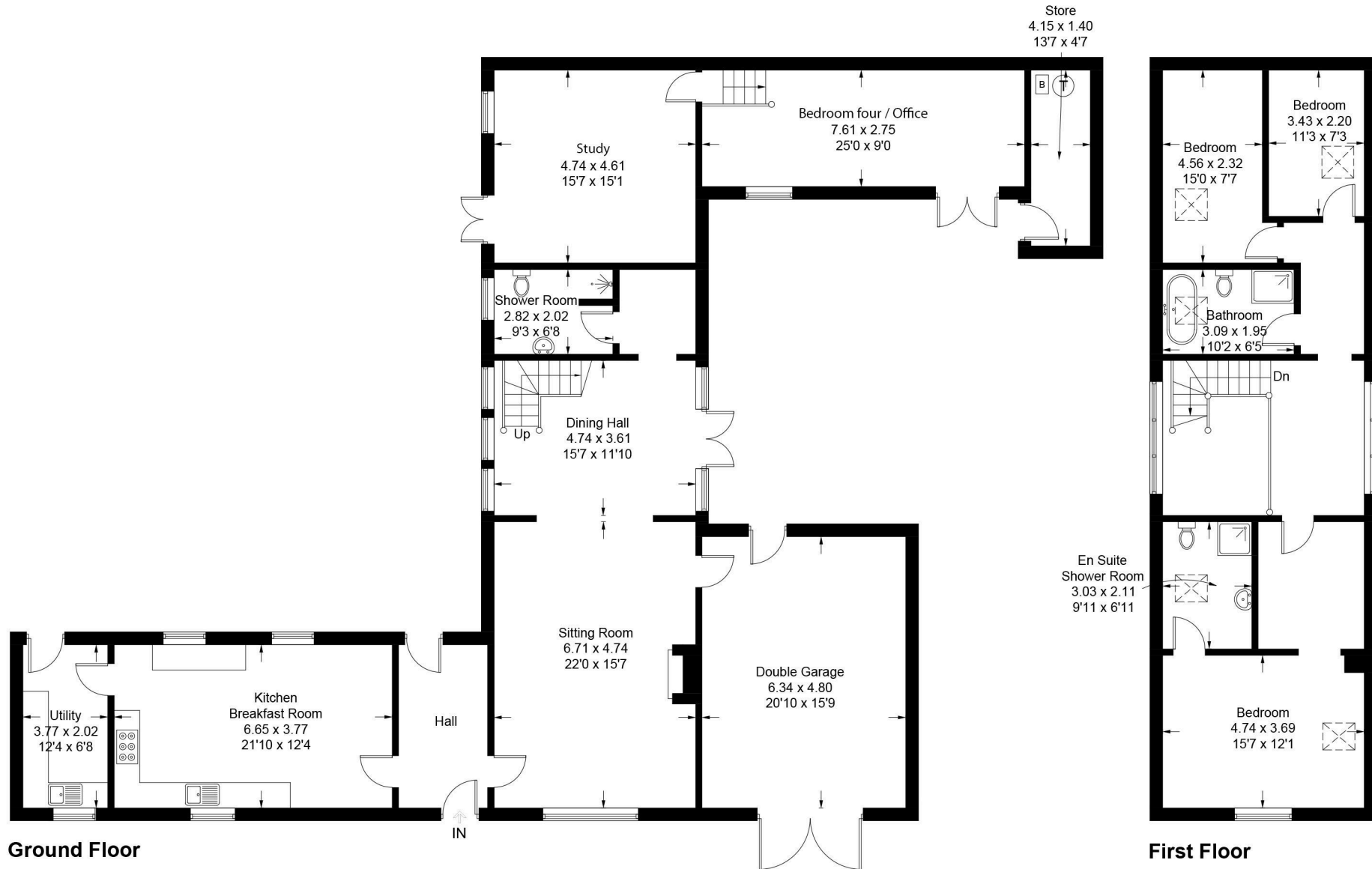
Hampton Barn, Farley Farm

Approximate Gross Internal Area = 262.5 sq m / 2825 sq ft

Store = 5.9 sq m / 63 sq ft

Total = 268.4 sq m / 2888 sq ft

(Including Garage)





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T. 01905 734720

E. prestige@andrewgrant.com

andrewgrant.com