



## 1 Farley Barn

Farley Farm, Romsley, B62 0LN

Andrew Grant



# 1 Farley Barn

Farley Farm, Farley Lane, Romsley, B62 0LN

**3 Bedrooms    1 Bathroom    3 Reception Rooms**

A beautifully converted barn offering spacious accommodation with three bedrooms and a generous kitchen diner, complemented by both a lawned garden and courtyard.

- Characterful barn conversion with three bedrooms and flexible reception space.
- Generous open plan kitchen diner with exposed brickwork and spiral staircase.
- Garden and courtyard with patio, lawn and outdoor seating areas.
- Off-street parking for four vehicles.
- Situated close to nearby amenities, schools and transport links.

A link detached barn conversion offering character and space throughout, with a superb open plan kitchen diner, two reception rooms and a useful downstairs utility with cloakroom. Upstairs there are three bedrooms and a family bathroom with separate bath and shower. The property enjoys a lawned garden and courtyard to the rear and side, together with off-street parking for multiple vehicles. The kitchen diner forms the heart of the home with plenty of space for cooking and dining. Both reception rooms provide flexible options, one currently used as a lounge and the other as a sitting room or office. The bedrooms include a large primary room, a second double with sloped ceilings and a third ideal as a child's room. Outside, the gardens offer lawn and patio spaces, perfect for family life and entertaining, while the driveway provides convenient parking right by the property.

**1507 sq ft (140 sq m)**







## The kitchen and dining room

The kitchen diner is a bright and inviting space that acts as the main hub of the home. It features extensive cabinetry and a central island, offering both storage and workspace. The layout allows for a large dining table and chairs, making it perfect for family gatherings or entertaining friends. A range cooker with extractor hood provides a focal point for the cooking area while modern appliances are neatly integrated.







The spiral staircase rising from this space creates a striking feature, giving access to the first floor while maintaining the open feel. The blend of exposed brick, wooden cabinetry and tiled flooring gives the kitchen diner an attractive character in keeping with the property's barn conversion origins. This generous room combines practicality with charm and provides the perfect setting for daily living.





## The living room

The living room is a welcoming space with a brick-built fireplace as its centrepiece. A window and glazed doors allow natural light to fill the room and open to both the garden and courtyard. The generous proportions provide comfort for everyday family use.







## The sitting room

The sitting room is an impressive reception space with vaulted ceiling and exposed beams. French doors open to the courtyard and the flexible layout makes it equally suitable as an office or a formal lounge. From here there is also access to the utility and cloakroom.







## The primary bedroom

The primary bedroom offers comfortable double proportions with exposed beams characterful alcoves. It enjoys natural light from skylight windows and is well-suited as an additional family bedroom or guest room.





## The second bedroom

The second bedroom is a good-sized double, benefiting from a pitched ceiling with two Velux windows bringing in plenty of natural light. Exposed beams enhance the sense of character and space, while there is ample room for freestanding furniture.





## The third bedroom

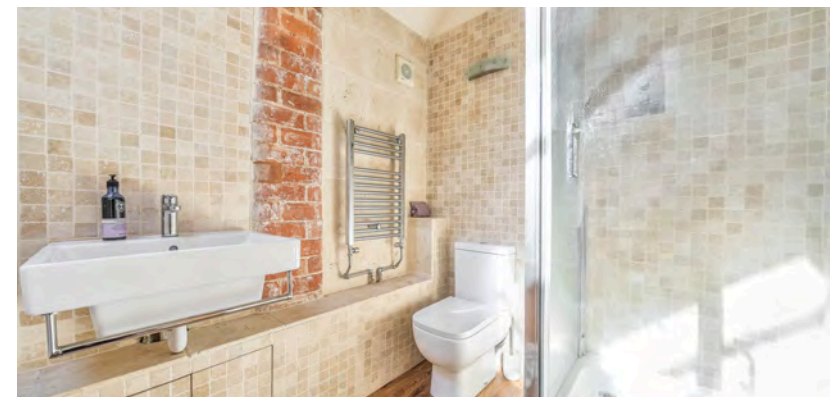
The third bedroom is a practical option for a child, guest or home office. A Velux window provides brightness and exposed beams and brickwork continue the charm found throughout the home.





## The bathroom

The bathroom features both a large bath with handheld shower and a separate shower enclosure, offering flexibility for family life. Modern fittings are complemented by tiled walls and wood flooring. A Velux window offers ventilation and a heated towel rail adds to the convenience.







## The garden

The main lawned garden is set to the side and offers generous space for family use. It features a raised bed border, patio and open lawn with plenty of room for children's play equipment or entertaining. Enclosed by fencing, it provides both privacy and security while maintaining a pleasant open feel.







## The courtyard

The rear courtyard is a sheltered spot with gravel and paved areas, ideal for dining or morning coffee. Flowering tubs and planters add colour while the arched doors from the reception rooms create an easy flow between inside and out.







## The driveway and parking

The property benefits from off-street parking positioned directly in front, with capacity for four vehicles. This provides convenient access for residents and visitors alike.



## Location

Romsley is a popular Worcestershire village offering a friendly community atmosphere and easy access to both countryside and urban facilities. The property sits close to local amenities including village shops, public houses and recreational facilities, as well as being within reach of larger supermarkets and retail centres in Halesowen and Bromsgrove. Families are well served by schools in the area, including both primary and secondary options with good reputations & is within catchment for Hagley's Haybridge High School & Sixth Form.

The surrounding countryside provides opportunities for walking and outdoor pursuits, making this location ideal for those who enjoy a balance of rural and village life. Transport links are excellent, with easy road access to Birmingham, Worcester and the wider motorway network. Commuters benefit from proximity to the M5 and M42, while nearby train stations in Halesowen and Bromsgrove connect directly to Birmingham and beyond.

This combination of local amenities, reputable schooling and convenient travel links makes the location highly practical for a wide range of buyers.

## Services

The property benefits from mains electricity and water. There is both liquid propane gas and oil-fired central heating and drainage is supplied by a private septic tank.

## Council Tax

The Council Tax for this property is Band E

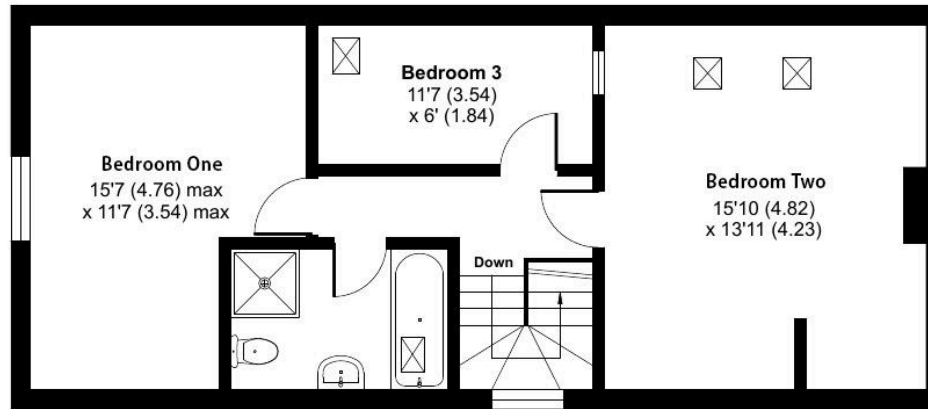
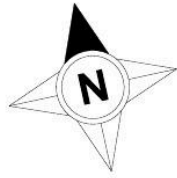




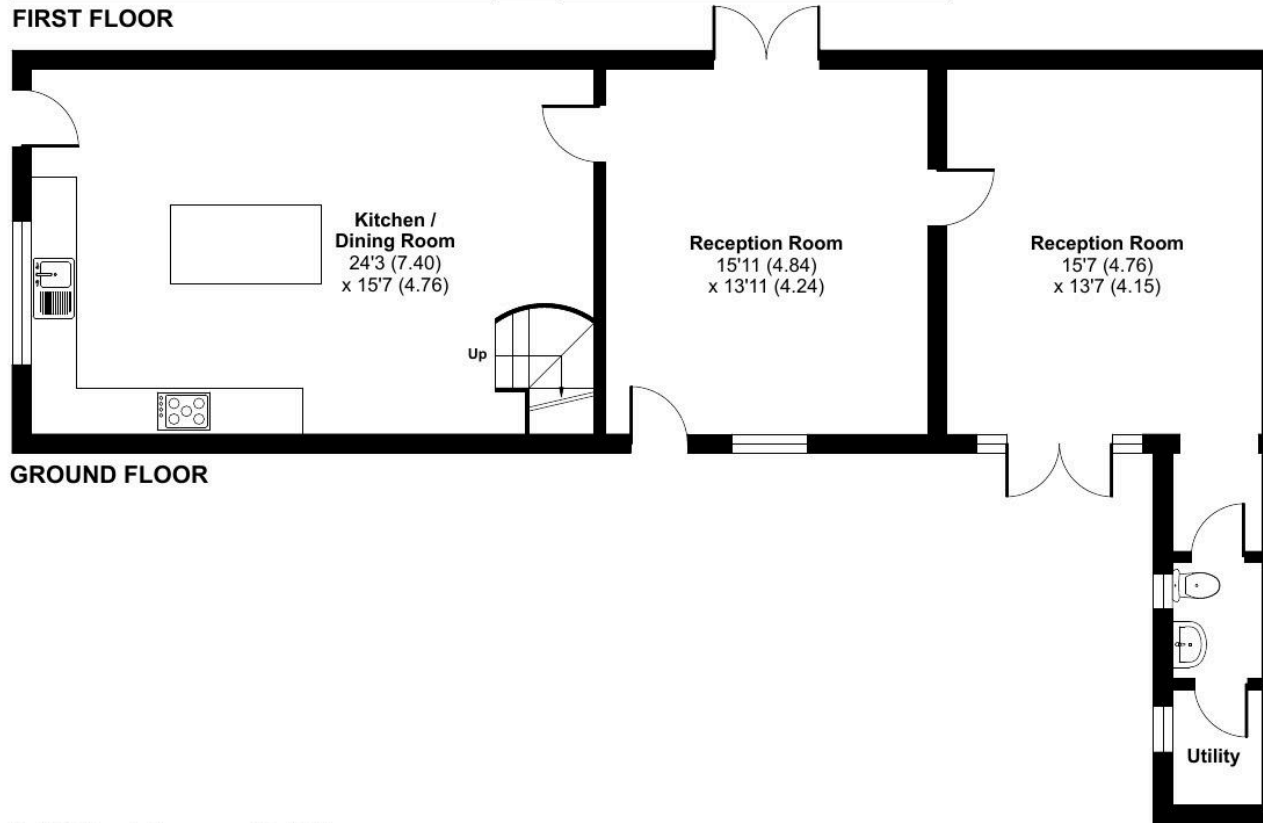
# Farley Lane, Romsley, Halesowen, B62

Approximate Area = 1507 sq ft / 140 sq m

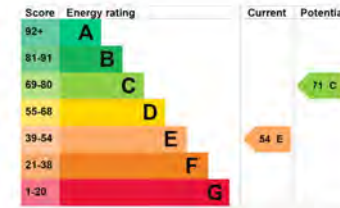
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FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1345334



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