



Owl Barn, Brockton Grange Farm, Blymhill/Great Chatwell

Offers Over £475,000

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Owl Barn, Brockton Grange Farm, Blymhill/Great Chatwell

Lee Cooke, your local village estate agent, is delighted to bring to the market this beautiful and highly deceptive, rare, and unique end-of-plot barn conversion. Situated on the borders of Blymhill and Great Chatwell, this property offers stunning countryside views and a truly tranquil rural setting.

The property is approached via a front driveway with additional rear gated off-road parking area, complimented by a large lower-levelled garden with an entertainment patio area, a wooden-built detached home office, and a ground-floor basement (ideal for conversion, subject to relevant permissions). **One of the standout features of this property is the wonderful roof terrace, offering breath-taking countryside views and steps leading down to the lower-level garden areas.**

Internally, the accommodation comprises an entrance reception hall, a spacious family lounge with a feature fireplace, and an entertainment kitchen/diner. There are three bedrooms, including a master with upper storage and an adjoining en-suite, alongside a further family bathroom.

Location & Area

The property is beautifully situated on the borders of Blymhill and Great Chatwell, two charming Staffordshire villages renowned for their peaceful rural atmosphere and scenic surroundings. The area offers a quintessential countryside lifestyle, with picturesque walking routes, open fields, and historic village features. Local amenities include traditional pubs such as The Bell Inn and The Royal Oak, which provide a welcoming social hub for residents. Nearby villages offer further amenities, shops, and community facilities. For commuters, the property benefits from good transport links, with easy access to the A5 and M54, connecting to Wolverhampton, Telford, and Shrewsbury. Stafford and Shifnal train stations provide direct rail connections to larger cities, making the location ideal for those seeking a peaceful rural retreat without compromising on connectivity.





Entrance Reception Hall

A welcoming entrance with a wooden double-glazed door and window to the front. Features a vaulted ceiling with loft access, central heated radiator, internal wooden doors leading to various rooms, a decorative tiled floor, and part-panelled walls and fitted alarm panel.

Family Lounge

5.33m x 3.96m (17'6" x 13'0")

Spacious lounge with two double-glazed windows and French doors leading to the roof terrace with stunning countryside views. Features a vaulted ceiling with exposed beams, decorative brick-built fireplace with LPG freestanding fire, and two central heated radiators. Oak internal doors lead to other rooms.

Kitchen/Diner

4.57m x 5.26m (15'0" x 17'3")

Generous, bright space with two double-glazed windows and a rear door to the roof terrace. Fitted with a selection of wall and base units, granite worktops, limestone flooring, part-tiled walls, integrated Belfast sink, freestanding range cooker with extractor, and integrated appliances including fridge, freezer, washer, and dishwasher. Oak door leads to the family lounge. Central heated radiator and country-style storage cupboard.





Bedroom One (Master)

4.44m x 2.9m (14'7" x 9'6")

Double-glazed window to the rear offering stunning countryside views. Feature vaulted ceiling with upper eaves storage area and central heated radiator. Oak door leads into the en-suite.

Master En-Suite

Refitted with a walk-in shower with feature blackout screen, wall-mounted washbasin set into a vanity unit, low-flush toilet, heated towel rail, tiled walls and floor, spotlight ceiling, and extractor fan.

Bedroom Two

2.97m x 3.96m (9'9" x 13'0")

Double-glazed window to the rear with countryside views, vaulted ceiling, laminate flooring, central heated radiator, and oak door to the hall.



Bedroom Three

2.84m x 2.21m (9'4" x 7'3")

Double-glazed window to the rear with stunning views, central heated radiator, and oak door leading to the entrance hall.

Family Bathroom

Fitted suite with freestanding bath and complimentary taps, high-flush toilet, wall-mounted feature washbasin, tiled floor and walls, heated towel rail, spotlight ceiling, and double-glazed window to the front.

Basement

9.14m x 2.62m (30'0" x 8'7")/ 5'3" (min))

Spacious basement with dual internal lighting and French doors to the rear garden. Versatile space ideal for conversion or multiple uses, subject to permissions.



Detached Home Office/Workshop

Wooden-built office/workshop with internal lighting, power points, internet connection, and French doors leading to the rear garden. Additional side storage area.

Roof Terrace

Accessible from both the family lounge and kitchen/diner, the terrace offers breathtaking countryside views. Features brick balustrade, tiled flooring, and stairs leading to the lower-level garden.

Externally

The property benefits from cobbled off-road parking to the front, brick entry walls, decorative stone garden, large lower-level rear garden with patio, lawned areas, ranch-style fencing, gated access to parking, trees, plants, shrubs, security lighting, and a dog kennel.





Approx Gross Internal Area
118 sq m / 1270 sq ft

