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The Barn, Spring Lane, B62 0NA

Guide Price £1,250,000

The Barn

Welcome to The Barn. Located on Spring Lane in Romsley, this splendid thoroughly renovated home offers a perfect blend of comfort and elegance. With four spacious bedrooms, this property is ideal for families seeking a generous living space. The house boasts three inviting reception rooms, providing ample room for relaxation and entertaining guests.

The property features three well-appointed bathrooms, ensuring convenience for all residents and visitors alike. The thoughtful layout enhances the flow of the home, making it both functional and welcoming.

One of the standout features of this residence is the attention to detail, combining the original features of the barn with modern additions, making for a fabulous property and something to be proud to arrive home to. The security throughout the property both internally and externally includes night vision fully maintained CCTV system with the addition of six cameras around the perimeter of property, fully maintained alarm system and internal panic buttons linked to the alarm system.

There is extensive parking capacity, accommodating up to nine vehicles. This is a rare find and adds significant value, particularly for those with multiple cars or who enjoy hosting gatherings.

Set in a desirable location, this house is not only a beautiful home but also a wonderful opportunity for those looking to settle in a peaceful yet accessible area. With its generous space and practical amenities, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful house your new home.



A NOTE FROM OUR VENDORS...

We were immediately drawn to The Barn due to it being a stand alone property as opposed to it being part of a barn community. We have always loved the uniqueness and history attached to barns but longed for our own space and privacy. This proved exceptionally difficult to find in the right location. When we finally discovered The Barn with its stunning rural views, in walking distance of Romsley village, yet only 30 minutes from Birmingham and Worcester, we knew we had found the perfect property for our family.

The Barn is open and spacious lending itself seamlessly to entertaining. Barbecues in the summer are a must or just being outside in the garden on clear day when you can see nothing other than trees, sky and the Malvern Hills in the distance. Spring Lane is very quiet with only a few houses, so there are times when the only sounds are of the birds and horses being ridden by. Possibly one of our favourite things is seeing the family of Muntjac deer that visit the bottom of our field, where they have a little wander round before disappearing into the next field.

On weekends we walk to the Romsley Country Stores to buy eggs and other fresh produce. Sometimes we stop for a coffee and / or breakfast in Rickyard Cafe, sitting inside during cooler weather, or by the lake when the weather is fine. We frequently use other local shops and pubs and restaurants, where staff are all super friendly and welcoming. We are currently thoroughly enjoying the new delicatessen in Withers Butchers in the village.







Approach

Approached via electric gates through onto a large car port with access to garages. There is a further entry to the righthand side of the property also with electric gates which provides parking for another three cars. In line with the agricultural heritage of the building the modern extension at the front is clad with cedar battens and a Corten steel wrap.

Living Space 31'9" x 14'1" (9.7 x 4.3)

With feature floor to ceiling bi-folds with cantilever opening to maximise the stunning views, porcelain tiling to floor with underfloor heating and steps up to the kitchen and family space. Doors lead to:

Boot Room 6'10" x 5'6" (2.1 x 1.7)

With Polyflor tiling to floor for durability and ample space for shelving and storage.

Cloak Room 6'10" x 5'6" (2.1 x 1.7)

With porcelain tiling to floor, fitted hand wash basin with storage and low level w.c.

Kitchen 12'9" x 29'6" (3.9 x 9.0)

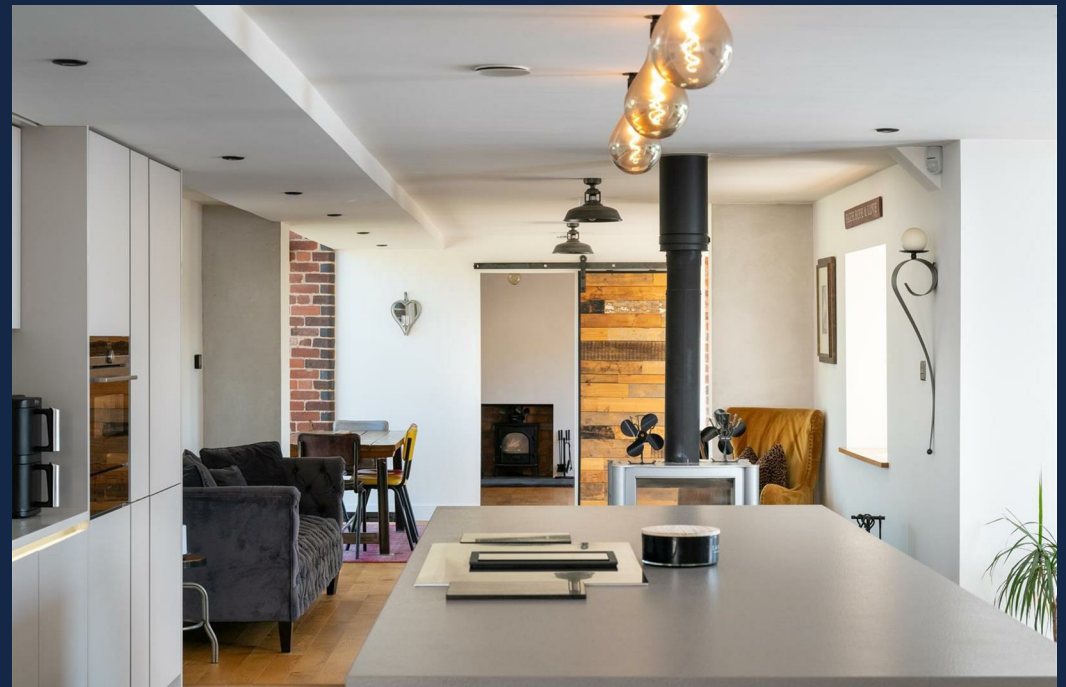
Featuring stylish fitted wall and base units with quartz worksurface and one and a half bowl stainless steel sink with drainage and Quooker boiling water tap, large feature central island with Silestone worksurface over, double height drawers and additional cupboards for storage. There are various Siemens integrated appliances to include induction hob with integrated extractor fan, two double fridge freezers, two ovens, microwave and warming drawer. This space is open plan and fabulous for families to spend time together throughout the day.

Family Space 24'11" x 13'5" (7.6 x 4.1)

With dual aspect double glazing windows to front and rear and further double height feature window to front (with external sliding cart door). There is oak flooring throughout, a double sided log burner and sliding barn style door through into the snug.

Snug 12'1" x 13'9" (3.7 x 4.2)

With double glazing window to rear, oak flooring with underfloor heating and feature open fire with log burner.









Utility 12'9" x 7'2" (3.9 x 2.2)

Accessed via step down from kitchen and. Featuring ample fitted wall and base units with work surface over, stainless steel sink with drainage and space and plumbing for white goods. Door leads through into the plant room.

Plant Room 12'9" x 9'6" (3.9 x 2.9)

With double glazing window to side, door out to rear, housing boiler and the mechanical ventilation heat recovery (MVHR) system for air flow and efficiency throughout the property.

First Floor Landing

With four double glazing windows to front, skylight to rear, central heating radiator and laundry shoot. Doors lead to:

Bedroom Two 13'5" x 11'9" (4.1 x 3.6)

With double glazing window to side, skylight to rear and ceiling vent linked to the MVHR system, giving access to clean air that can be seasonally adjusted to suit. Door gives access to:

Ensuite

With skylight to rear, central heating radiator, Polyflor to floor and splashback panels to half walls. Low level w.c., fitted sink and corner shower with hand held and drench head over and MVHR vent.

Bedroom Three 14'5" x 7'10" (4.4 x 2.4)

With skylight to rear, fitted wardrobes for storage and ceiling vent linked to the MVHR system.

Bathroom

With skylight to rear and central heated radiator. Low level w.c., fitted sink and P shaped bath with shower over and ceiling vent linked to the MVHR system.

Bedroom Four 7'6" x 10'9" (2.3 x 3.3)

With double glazing window to rear, electric radiator, fitted wardrobes and ceiling vent linked to the MVHR system.

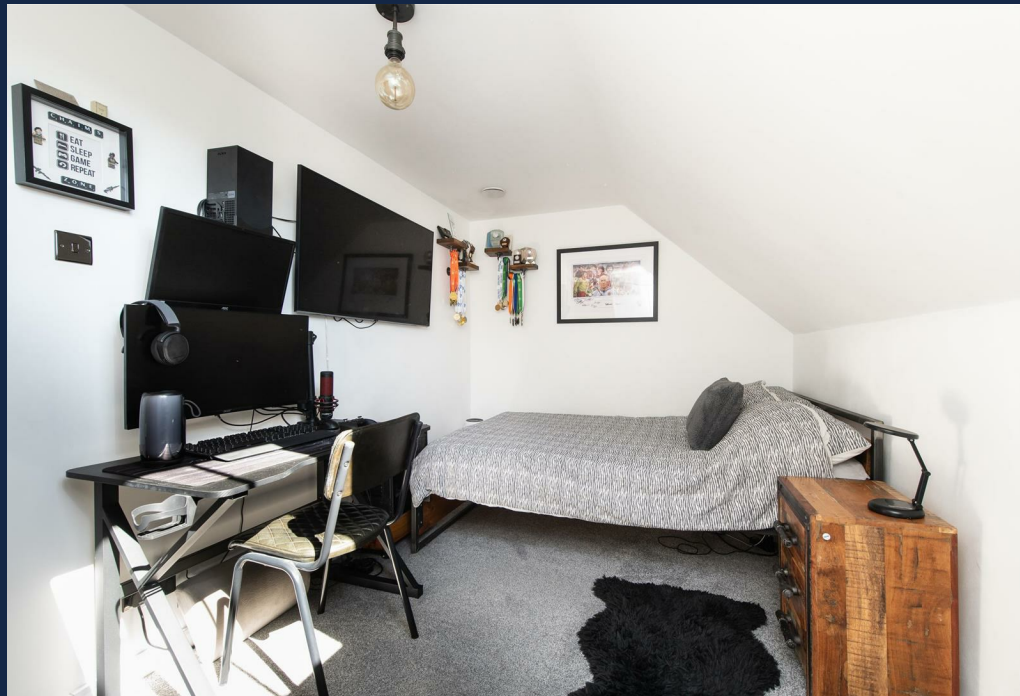
Bedroom One 13'1" x 13'5" (4.0 x 4.1)

With dual aspect double glazing windows to front and side, electric radiator, sliding door wardrobes and ceiling vent linked to the MVHR system. Door leads to:



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Dressing Area 8'2" x 5'10" (2.5 x 1.8)

With double glazing window to rear and door through into ensuite.

Ensuite

With double glazing window to rear and central heating radiator. Fitted feature sink, w.c. and shower cubicle with hand held and drench head over and ceiling vent linked to the MVHR system.

Garden

With porcelain tiled patio area leading across the resin driveway towards a large lawn with established borders and far reaching views of the surrounding countryside.

First Garage (Double) 21'7" x 19'0" (6.6 x 5.8)

With timber oak double garage doors, two windows to rear, lighting overhead, electric points and water feed. There are also solar panels to either side of the roof. The space could either be used for parking or, should someone wish to, it could be converted into a gym with shower room, office or games room.

Second Garage 12'1" x 19'0" (3.7 x 5.8)

With lighting overhead, electric points and solar panels to either side of the roof.

Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



Council Tax

Tax band is currently B (subject to review upon sale).

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.









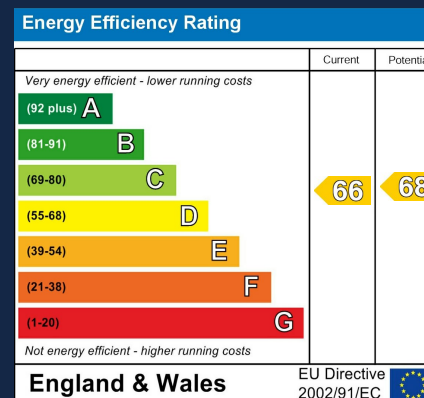


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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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