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**Cobbs Barn Farm,  
Redditch Road, Bordesley, Redditch, B97 6RL  
Offers In The Region Of £995,000**

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***This most intriguing property comes onto the market for the first time in many years and briefly comprises a main four bedroom house, a three bedroom annexe and one bedroom cottage with extensive outbuildings and land.***

## **Introduction**

The property is well located with easy access off the A441 and the Old Redditch Road, Bordesley. There is easy communication to the M42 Motorway (J2) and thus to the M5 and M42 motorways.

The property is situated approximately 2 miles north of Redditch town centre, 4 miles east of Bromsgrove, 1 ½ miles south of Alvechurch and some 10 miles south of Birmingham city centre. The NEC and Birmingham International Airport and future HS2 Hub are all within easy driving distance, whilst there are fast services on the newly electrified 'cross city' railway line from both Redditch and Alvechurch stations to Birmingham (New Street) ( 35 minutes) and Lichfield.

The double glazed property was converted from an extensive range of farm buildings some years ago and has the benefit of extensive accommodation laid out mainly on one floor, which includes a three reception/four bedroom main residence, one reception/three bedroom annexe and one reception/one bedroom cottage, all set around a central car park/courtyard/parking area.

To the west of the property are extensive ranges of outbuildings, including a stable block, barns, offices and mobile home, the whole set in grounds extending in total to approximately 1.71 acres (0.690 ha).

The whole gives flexible living accommodation for perhaps an extended family/lettings/business use (STPP if required) and, with the stables and land, great scope for the equestrian enthusiast to develop this area of the property to suit their needs.

Given the extensive footprint of the former farm buildings and outbuildings, there might (STPP) be an opportunity for some further residential development on the site.

Early viewing is advised for this property with extensive views westwards over rolling Worcestershire countryside.

Approached from the public highway, a driveway leads to a large courtyard with ample turning/parking area for numerous vehicles. The courtyard has a central brick planter feature and the three properties face onto this, more particularly described as follows:-

## **Cobbs Barn Farm**

Brick semi circular steps lead up to the front door, with glazed side panel, which opens into the:-

### **Dining Room**

**12'5" x 15'8" (3.79m x 4.80m)**

Dual aspect, having a tiled floor with vaulted ceiling. Double panel radiator and patio doors opening onto the rear garden and sitting area. Doors radiate off to:-

### **Breakfast Kitchen**

**19'6" x 12'5" (5.96m x 3.80m)**

Dual aspect with timber truss, vaulted ceiling with tiled floor. Stable door returning to the main courtyard and further stable door to the rear garden. Double panel radiator. Full range of fitted kitchen units comprising extensive run of cupboards and drawers under roll edge worktop, pan drawers etc. A further extensive range of wall mounted storage cupboards with tiled splash backs, stainless steel 1 ½ bowl sink unit with mixer tap over, space for eight ring gas oven and stainless steel extractor hood over, space for free standing fridge/freezer, further space for washing machine and dish washer.

From the Dining Room a multi-glazed door with glazed side screens and step down opens into the:-

### **Snug**

**18'2" (max) x 13'11" (5.55m (max) x 4.25m )**

Laminate flooring, double panel radiator, exposed ceiling timber and 'twin sided' hearth/fireplace with multi fuel twin aspect wood burner, double multi-glazed patio doors with glass side screens open into the:-

### **Conservatory**

**17'4" (max) x 9'7" (5.30m (max) x 2.93m)**

With tiled floor, twin panel radiator, UPVC double glazed windows under a mono pitched Corex polycarbonate roof. Double French doors to rear garden and door to:-

### **Porch**

**4'8" x 4'7" (1.43m x 1.40m)**

1.43m x 1.40m

Part timber framed. Door to outside patio, under a mono pitched 'Corex' polycarbonate roof.

From the Snug a further door leads to the:-

### Lounge

17'6" (max) x 13'9" (5.34m (max) x 4.21m)

With laminate flooring, twin panel radiator and vaulted ceiling with exposed timber beams, fire surround to twin aspect wood burner (shared with Snug), cupboard housing electric fuse boards, distribution board etc. French windows with glazed side screens opening onto raised decking with extensive, westerly views towards Cobley Hill. Door opens into:-

### 'L' Shaped Hobby Room

17'8" (max) x 17'9" (max) (5.41m (max) x 5.42m (max))

Under a steel trussed roof, boiler cupboard housing Baxi gas fired boiler.

From the Snug a door opens into:-

### Entrance Hall

18'8" (max) x 4'8" (5.71m (max) x 1.44m)

With door returning to the courtyard, vaulted ceiling with exposed ceiling timbers and Velux. Stairs rise to the first floor landing, off which is located:-

### Bedroom Four

13'11" (max) x 18'2" (restricted height) (4.26m (max) x 5.55m (restricted height))

Exposed ceiling timbers, single panel radiator.

From the Entrance Hall a door opens to:-

### Inner Hall

Having two single panel radiators, two Velux roof lights, loft access hatch. Doors radiate off to:-

### Bedroom Two

14'5" x 12'3" (4.40m x 3.74m)

Single panel radiator.

Doo returns to:-

### Laundry/Storage Area

With door to:-

### Family Bathroom

9'7" x 7'6" (2.94m x 2.29m)

Fully tiled floor, ladder towel rail, matching white suite of low level close coupled wc, bidet, wall mounted wash hand basin, quadrant shower with Triton T80 electric panelled Whirlpool bath with side fill.

### Bedroom Three

13'1" x 12'1" (4.00m x 3.69m)

Single panel radiator.

### Bedroom One

16'6" (max) x 16'6" (5.04m (max) x 5.05m)

Double panel radiator. Door to:-

### En-suite Shower Room

10'9" x 3'6" (3.30m x 1.07m)

Ladder towel rail, matching white suite of low level close coupled wc, wash hand basin set in vanity cupboard, large walk in shower cubicle with screen, fitted with Triton T80 shower.

From the Hallway an interconnecting door returns to the:

### Cottage

Accessed from a parking area to the side of the courtyard, with French doors opening into the:-

### Breakfast Kitchen/Sitting Room

16'5" x 16'10" (5.01m x 5.14m)

With laminate flooring, double panel radiator, roof light and extensive range of built in base cupboards with drawers, pan drawer, under roll top work surface, built in Lamona electric oven with four ring hob, space for washing machine, stainless steel 1 ½ bowl single drainer sink unit, stainless steel extractor hood, extensive range of wall mounted storage cupboards, Villager wood burner, with tiled surround and hearth. Door opens into the:-

### Inner Hallway

With roof access hatch (door to Cobbs Farm House hallway) Doors radiate off to:-







**Bedroom Two**  
11'8" x 6'9" (3.58m x 2.08m)  
Single panel radiator.

**Bedroom One**  
11'11" (max) x 10'1" (max) ('l' shaped) (3.63m (max) x 3.07m (max) ('l' shaped))  
Single panel radiator..

**Family Bathroom**  
5'7" x 6'2" (1.72m x 1.88m)  
Fully tiled with ladder rack towel rail, matching white suite of low level close coupled wc, pedestal wash hand basin, panelled bath with shower and mixer over, roof light to ceiling.

**Airing Cupboard**  
Housing the electrical switch gear, card meter reader, fuse board etc., and Tempest hot water cylinder expansion and pressure tank.

**Bedroom Three**  
10'10" x 6'3" (3.32m x 1.93m)  
Single panel radiator, ceiling roof light.

**Cloak Room**  
6'9" x 3'10" (2.08m x 1.18m)  
With chrome towel rail, matching white suite of low level close coupled wc, pedestal wash hand basin.

**Cottage 2**  
**Living Room**  
11'7" x 11'10" (3.55m x 3.63m)  
With vaulted ceiling and exposed timbers. Double panel radiator, laminate flooring, step up to:-

**Kitchen Area**  
12'6" x 7'5" (3.83m x 2.27m)  
Double panel radiator, tiled floor and good range of cupboards with drawers over under roll top work surface, space for fridge and washing machine,



stainless steel 1 ½ bowl sink unit, Diplomat built in double oven with four ring gas hob over. Extensive range of wall cupboards, stainless steel extractor hood, Air Force wall mounted heater. Door opens through to Hallway with further front door. Door opens into:-

**Bedroom**  
12'0" x 12'5" (3.67m x 3.81m)  
Vaulted ceiling and exposed timbers, double panel radiator, bi-fold door to:-

**Shower Room**  
8'3" x 4'3" (2.54m x 1.31m)  
With tiled floor, ladder rack towel radiator, matching white suite of low level close coupled wc, wash hand basin in timber surround.

**Gardens and Grounds**  
Surrounding the property are extensive gardens and grounds, mainly laid to lawn, with herbaceous borders, orcharding areas, fig trees etc.

Timber framed, corrugated clad sheds/storage buildings in profusion.

To the rear of the property is situated a:-

**Static Caravan**  
32' x 12' (9.75m x 3.66m)  
'The Salisbury'.  
Two bedroom, with raised decking and concrete sectional storage building 13' (4.00m) x 9'10" (3.00m) OA) under a mono pitched sectional concrete roof.

**Barn**  
40'3" x 22'7" (12.29m x 6.9m)  
Timber framed under a mono pitch, plastic coated profile sheet roof. 'Tardis' wc with wash hand basin.

**Office**  
Brick walled under a pitched profile corrugated fibre cement roof, with three interconnecting offices.

## Barn

15'7" x 41'0" (4.77m x 12.5m)

Steel framed former 'Nissen' hut under a part barrel top corrugated steel sheet roof and dwarf height brick wall.

## Stables

37'9" x 28'10" + 20'4" x 7'0" (11.52m x 8.8m + 6.2m x 2.14m)

Of brick and concrete block construction under a pitched felted timber roof, comprising feed area, seven stables/stalls.

## Exterior

As mentioned under the farmhouse description, the French windows from the lounge give access onto a raised timber deck and patio area with extensive westward views. The gardens surround the property on three sides and have a number of sitting/recreational areas, patios etc. The land falls gently to the west with vegetable areas and further sitting/gravelled areas overlooking the pony paddock. The whole extends to approximately 1.71 acres (0.690 ha).

## Services

Mains electricity, water and gas are connected to the property. Drainage is understood to be to a single septic tank. Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability or otherwise of the services.

## Authorities

Worcestershire County Council –

[www.worcestershire.gov.uk](http://www.worcestershire.gov.uk)

Bromsgrove District Council – [www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)

Severn Trent Water – [www.stwater.co.uk](http://www.stwater.co.uk)

Western Power Distribution – [www.westernpower.co.uk](http://www.westernpower.co.uk)

## Tenure and Possession

The property is freehold and vacant possession will be given on completion.

## Rights of Way and Easements

The property is offered subject to all rights of way and easements that may exist. It should be noted that an electric transmission line passes over the property.

## Boundaries and Timber

The ownership of boundaries (where known) is delineated by an inward facing 'T' mark on the plan.

## Plans

Plans shown are for identification purposes only.

## Fixtures and Fittings

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

## Viewing

Strictly by prior appointment with 'Earles' on 01564 794343.

## Directions

From Birmingham, the M42/J2 and the north, take the A441 dual carriageway south, signposted to Redditch. At the first roundabout take the second exit (back on yourself) north on to the old Redditch Road and the property will be found on the left hand side after approximately 100 yards, indicated by the 'Earles' sale board.

From Redditch, Stratford-upon-Avon and the south take the A441 Alvechurch Highway north to Bordesley and at the roundabout take the first left onto the old Redditch Road, where the property will be found on the left hand side as above.

Post Code – B97 6RL

What Three Words//senior.echo.crash



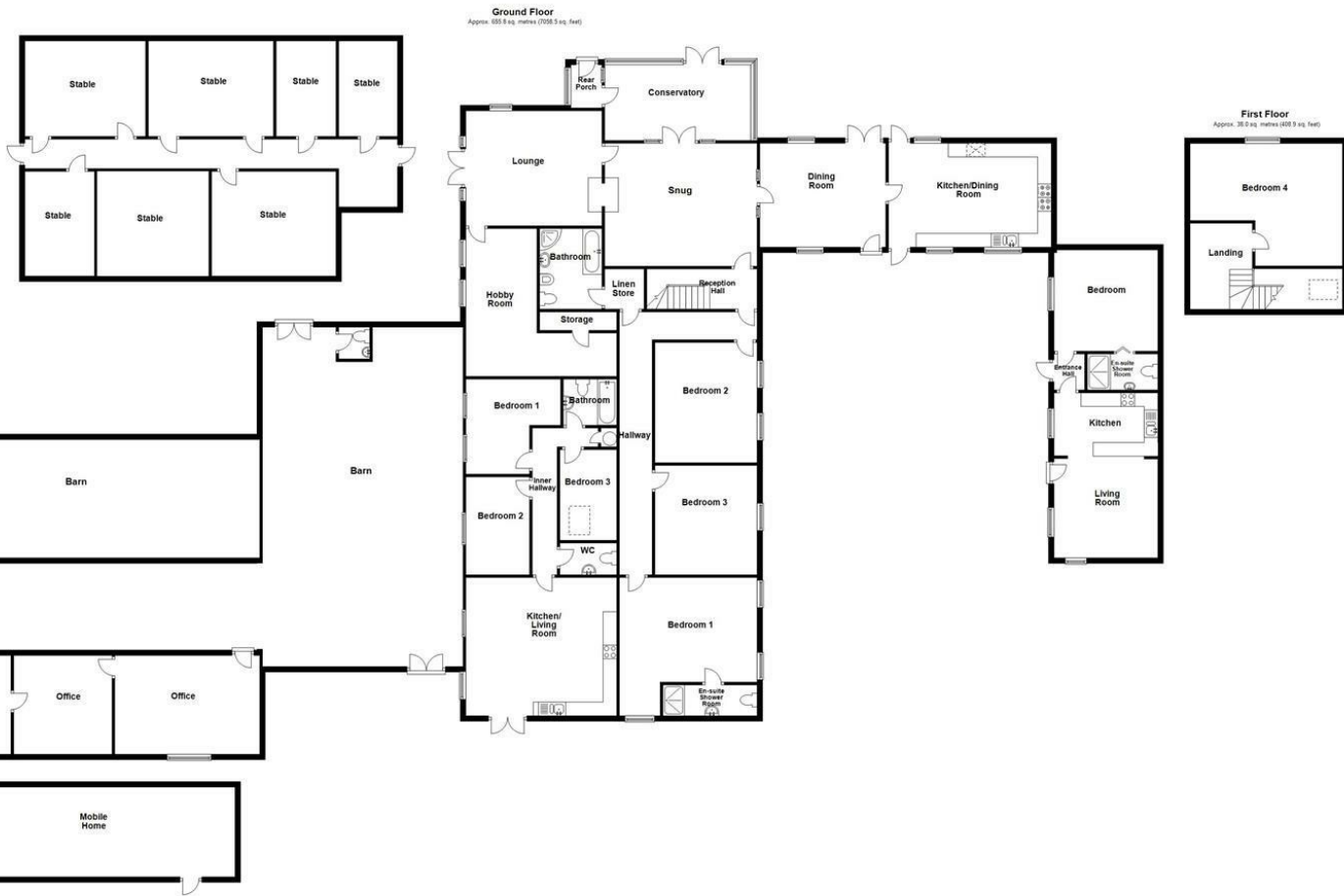












Total area: approx. 693.7 sq. metres (7467.4 sq. feet)  
 Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
 Plans produced using AutoCAD.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	75
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

