



The Stable, Low Habberley, Kidderminster

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The Stable,
Low Habberley,
Kidderminster,
Worcestershire,
DY11 5RE

A charming, listed barn conversion with creatively designed accommodation.

Attractive semi-rural location with lovely views.

- Entrance porch, wonderful large breakfast kitchen, delightful sitting room with woodburning stove.
- Three first floor bedrooms, well appointed shower room.
- Double garage with loft room over/scope for conversion into ancillary accommodation, subject to any appropriate consent.
- Attractive enclosed lawned garden with feature courtyard.
- No Upward Chain.

Situation

This lovely barn conversion enjoys the best of both worlds. It is a short driving distance from the major Wyre Forest town of Kidderminster yet is situated in a quiet country lane. There are some most attractive walks enjoyed from the property including the beautiful nearby Habberley Valley.

Kidderminster provides an extensive range of amenities including primary and senior schools, extensive shopping facilities and a rail service leading to Worcester, Birmingham and London. There is M5 motorway access via junctions 3 at Quinton, 4 at Lyndiate Ast and 5 at Wychbold.

Birmingham and the West Midlands conurbation is readily available.

Description

An incredibly appealing barn conversion forming part of a small development of country homes. The present Vendor has carried out significant improvements to the property and there is a seamless blend of period and contemporary features. It is a very inviting home which warrants a full inspection.

The useful entrance porch with oak flooring has space for coats and boots.

The much enjoyed large dining kitchen is a very stylish room and is perfect for entertaining. It includes an oak floor, wonderful exposed brick walling, timbered ceiling and stable door to the exterior. The kitchen provides a range of floor mounted cabinets with recess suitable for a Range style cooker. We are advised by the Vendor that there are electricians in place for a central island unit if required. The owner has had a positive discussion with the planning department of Wyre Forest District council who indicated that a kitchen extension into the courtyard maybe considered. Splendid living room/sitting room with feature corner wood burner and double glazed doors to the garden.

The first floor provides a central landing with exposed timbers and three velux roof lights.

There are three bedrooms (two doubles) including the splendid master bedroom, the other double has a built-in wardrobe and velux roof lights.

Attractive and well appointed shower room being tiled and enjoying lovely views from the large velux roof lights. It includes a tiled shower cubicle, wash hand basin, W.C. and fitted furniture providing storage.

Outside

Detached double garage with power and lighting and a utility area with plumbing for a washing machine. It also houses the oil fired central heating boiler. Stairs rise from the garage to very useful loft room providing

excellent storage and ideal as a home office space/studio/games room.

The lovely private walled garden has a shaped lawn with colourfully stocked plant and shrubbery beds and two sets of timber gates. The charming adjoining sheltered courtyard provides a superb area for entertaining.

GENERAL INFORMATION

Agent Notes

The property is grade II listed (being within the curtilage of the listed farm house)

Services

Mains electricity, drainage and water. Oil fired central heating. Security alarm. Broadband.

Local Authority

Wyre Forest District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words ///design.backs.ropes

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.





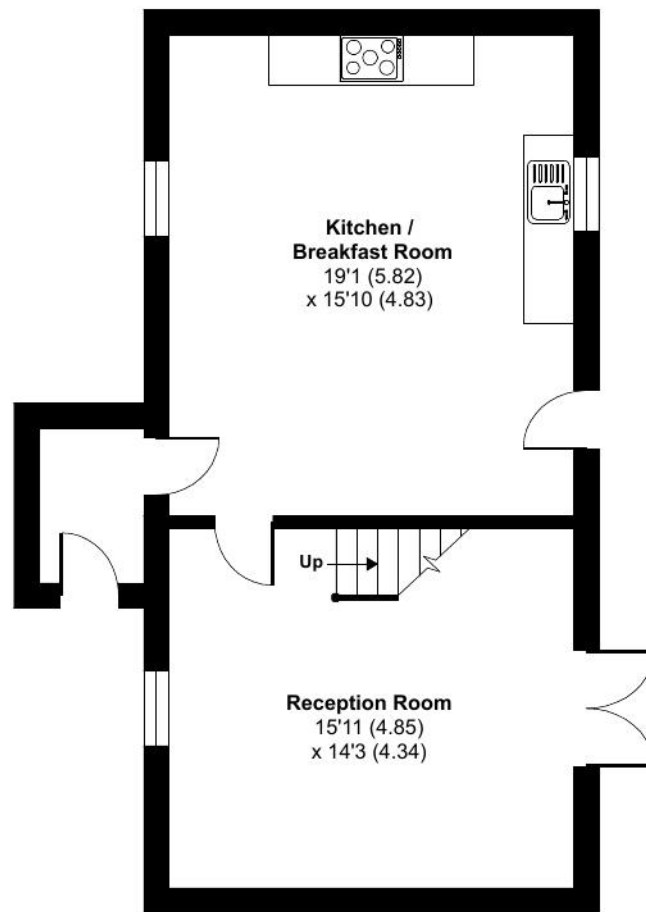
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

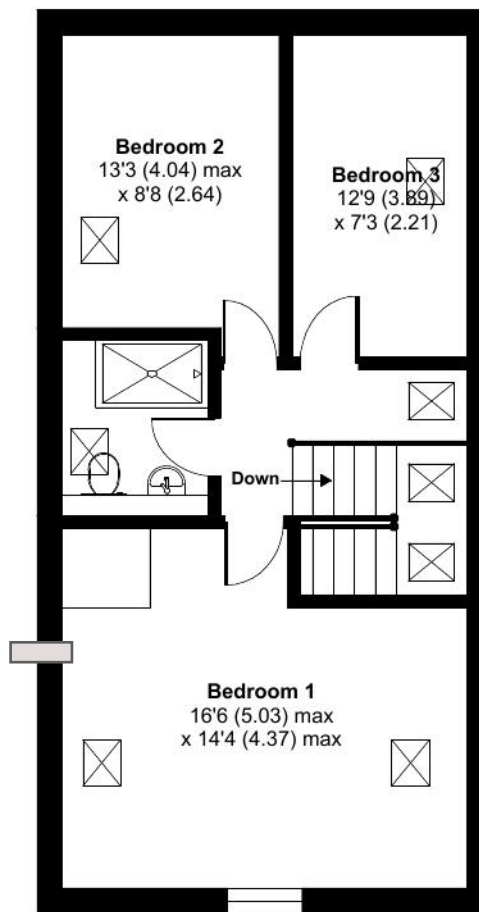
The Stable, Low Habberley Farm, Low Habberley, Kidderminster, DY11

Approximate Area = 1775 sq ft / 164.8 sq m(includes garage/store)

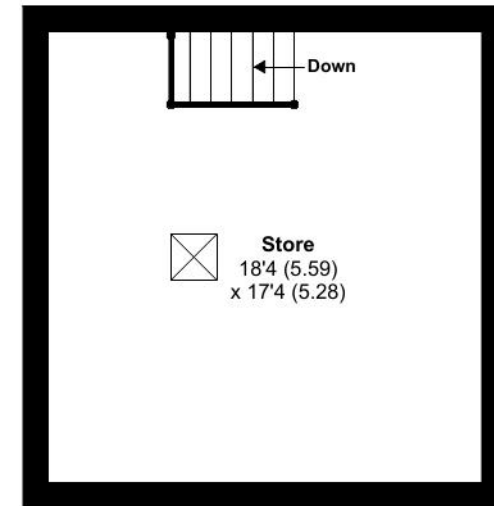
For identification only - Not to scale



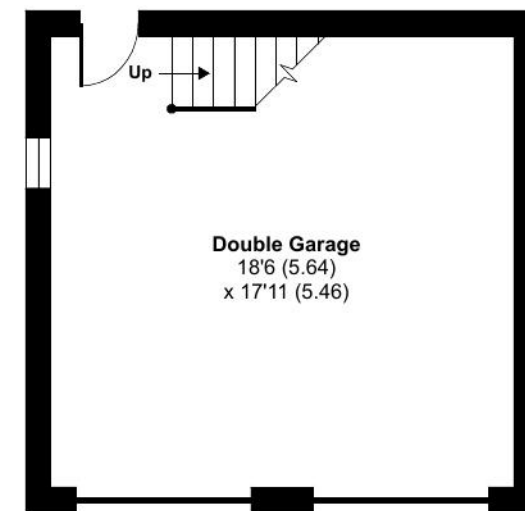
GROUND FLOOR



FIRST FLOOR



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR

