



The Old Granary, Home Farm Road
Burnhill Green, WV6 7HX

peterjames
PROPERTY

The Old Granary

Pattingham – 3.4 miles

Wolverhampton – 12.3 miles

(Distances are approximate)

A Truly unique, 2-bedroom barn conversion set within a luxury, architect-designed development.

Entrance Hall with laundry cupboard

Dining room

Spacious Lounge

Kitchen

Master bedroom with ensuite

Second double bedroom

Family Bathroom

Allocated parking

Shared garaging available

Maintained walled garden

Private storeroom



The Old Granary

Approximately equidistant between Telford and Wolverhampton, this beautiful 2-bedroom barn conversion can be found on an exclusive development, set within glorious greenbelt land and offering a quieter pace of life, in a convenient and well-maintained setting. Originally agricultural buildings attached to the sprawling Patshull Park estate, the Home Farm development now offers peaceful rural living, combined with the benefit of a select community. Home Farm was designed by the renowned Shirley Matthews and this property occupies the top floor of the building, with entry from the floor below. Accessed via a covered courtyard shared with only one other home, this luxurious apartment offers an entrance hall with laundry cupboard and stairs to the second-floor accommodation, ascending to a sizeable dining room at the centre of the property. Off the dining room, the vast lounge boasts exceptional views across the surrounding landscape, with the original, iron-tied oak roof purlins and abundant rustic charm. The kitchen is well appointed, and the property boasts a generous master bedroom with en suite, in addition to a second double bedroom with en suite access to the 'Jack & Jill' family bathroom. Outside, the property shares a lovely walled garden area with the neighbouring home and within the development's immaculate grounds, Home Farm offers allocated parking, a private storeroom, and shared garaging in one of the remaining barns, available for a small annual fee.



The property is approached from a sheltered courtyard, shared with only one other property, where steps to the first-floor lead to a set of double doors. These open to the welcoming **entrance hall**, offering plenty of space for cloak storage and a laundry cupboard, ideal for concealing appliances. The oak staircase climbs to the top floor of the building where the remainder of the property's accommodation can be found, enjoying wonderful, elevated views. The staircase leads to a central **dining room**, featuring an impressive, exposed timber roof purlin overhead and a wonderful sense of light, illuminated by a large roof window above the stairwell. To the left of the stairs, the **kitchen** is well-appointed with an integrated oven, electric hob, and space for a fridge-freezer, set beneath a dramatic sloping ceiling. Double doors from the dining room open the space up into the beautiful **lounge**, graced by two vast timber purlins retaining their original ironwork, and lit by four windows to two elevations. The rich oak flooring is perfectly complemented by the high, vaulted ceiling, and the lounge offers a capacious reception room with excellent views across the grounds and surrounding countryside.

The dining room at the centre of the property provides access to the generously proportioned **master bedroom**, on the right of the hall stairs. A

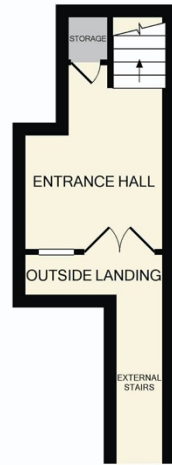
large double, the master boasts exceptional natural light, a rustic timber purlin, and a built-in wardrobe, in addition to the well-presented **en suite** with walk-in shower and white fittings. Also off the dining room, the **main bathroom** is of a very pleasant size, having a white suite with bath and walk-in shower. The adjacent **second bedroom** is of very pleasant dimensions, offering en suite access to the bathroom and a high ceiling. Both bedrooms boast attractive, oak-effect flooring.

The property can be found on an immaculately maintained development with excellent grounds. Walled patio space can be found to the front of the wide courtyard, shared with the adjacent home, and more than ample allocated parking can be found across the grounds. Shared, covered parking is also provided in a vast barn, for a small annual fee, and the property boasts a private storeroom within the grounds.

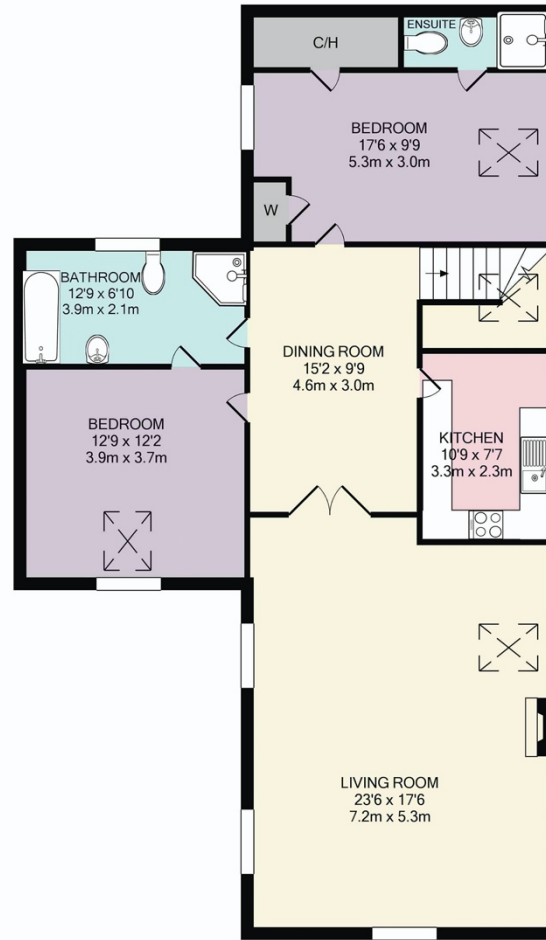
Home Farm is an excellent, mature development of converted Victorian barns, laid out in a traditional 'model-farm' arrangement. Practically equidistant between Albrighton and Pattingham, the development sits on the edge of the sprawling Patshull Park Estate and is surrounded by magnificent open countryside. Miles of walking routes can be accessed

close at hand and within three miles, Badger's Grade-II listed Dingle offers a landscaped, Georgian woodland escape designed by William Emes, who trained under the famed Capability Brown. Home Farm is just seven miles to the west of Wolverhampton and is close both Bridgnorth and Telford. Excellent travel links are provided, the closest rail station being Albrighton to the north, and numerous road connections offer potential for travel throughout the surrounding area. M54 junction 3 is close at hand, within just a few miles of the property's position, and the A41 offers swift travel towards Newport and Chester, or into the West Midlands conurbation area. A choice of amenities can be found throughout nearby villages, and Bridgnorth is a charming, Italianate riverside market town perfect for evenings out and weekend shopping, only 15 minutes away by car.

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ENTRANCE FLOOR



1ST FLOOR

THE OLD GRANARY
 TOTAL APPROX. FLOOR AREA 1137 SQ.FT. (105.6 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2014

EPC - The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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