

Andrew Grant
PRESTIGE & COUNTRY



Buckeridge Barn Farm

Rock, DY14 9DL



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Rock, Kidderminster, DY14 9DL

4 Bedrooms 3 Bathrooms 5 Reception Rooms 15 Acres

“A substantial rural home offering flexible multi-generational living, extensive garaging and outbuildings, and approximately fifteen acres of varied land surrounding the property...”

Scott Richardson-Brown CEO



- Extensive country residence arranged over multiple levels with adaptable living space
- Self contained one bedroom annex with independent access
- Large first floor living area incorporating kitchen facilities and adjoining sun room
- Principal bedroom with built-in storage and en suite facilities
- Gardens set around the house with far reaching rural outlooks
- Integrated double garage and two large detached barn structures
- Approximately fifteen acres of pasture, woodland and pond

3994 sq ft (371 sq m)



The kitchen and utility

This kitchen supports everyday family use with a practical layout and adjoining the dining room. Fitted cabinetry, work surfaces and integrated appliances form the core of the space. The adjoining utility room provides additional storage, appliance space and external access, helping to manage day to day household tasks without impacting the main kitchen area.





The dining room

The dining room acts as a central link between the principal reception spaces and the kitchen. A defined dining area is framed by beams and a full height doorway, creating a clear sense of separation while remaining well connected. A bay window overlooks the rear, reinforcing the relationship between the house and its setting.



The sitting room

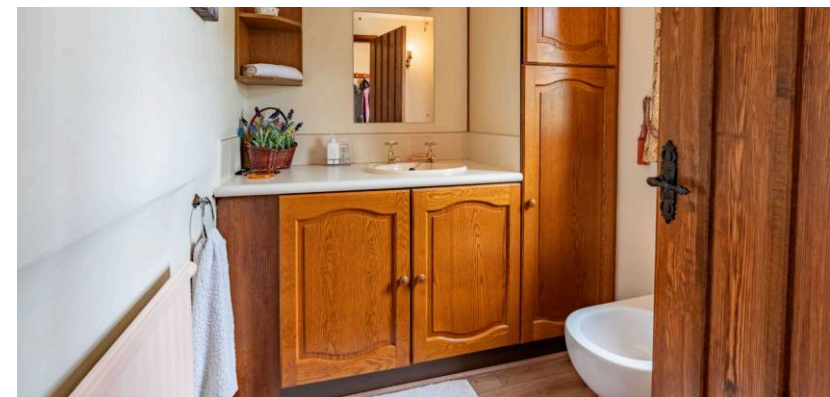
The sitting room offers a comfortable space for quieter use. Its generous proportions allow for a variety of furniture arrangements and a fireplace forms a natural focal point. Dual aspect windows overlook both the gardens and front of the home.





The entrance hall and cloakroom

The entrance hall provides an immediate sense of arrival with a central staircase rising to the first floor. Curved walls add character and a cloakroom is positioned discreetly off the hall, fitted with sanitary ware and finished to serve guests and everyday use.





The living room and kitchen

This expansive first floor living area functions as the social centre of the home. Open plan in layout, it incorporates a fitted kitchen area, a built-in bar and extensive seating areas. Exposed structural elements and multiple windows give the room scale and presence, with doors opening directly into the adjoining sun room.







The sun room

Adjoining the main first floor living space, the sun room provides a distinct area oriented towards the surrounding countryside. Extensive glazing defines the space, while solid flooring and low walls maintain year round usability, acting as a natural extension to the main living area.





The principal bedroom

The principal bedroom is a large double room positioned on the first floor. Two front facing windows bring balanced natural light, while a range of built-in wardrobes and storage units line one wall. From here, there is direct access to a versatile dressing area that also connects to the third bedroom.



The dressing area

A versatile area sits between the principal bedroom and the third bedroom, forming a practical linking space within the first floor layout. Fitted wardrobes provide built-in storage and an arched ceiling detail adds character. The proportions allow use as a dressing area or private study space connected to the adjoining bedrooms.



The second bedroom

This bedroom offers comfortable accommodation with a straightforward layout. Dual aspect windows overlook the grounds and a bank of fitted storage is incorporated into the room. Its position allows access from the secondary staircase from the kitchen, adding flexibility to the arrangement.



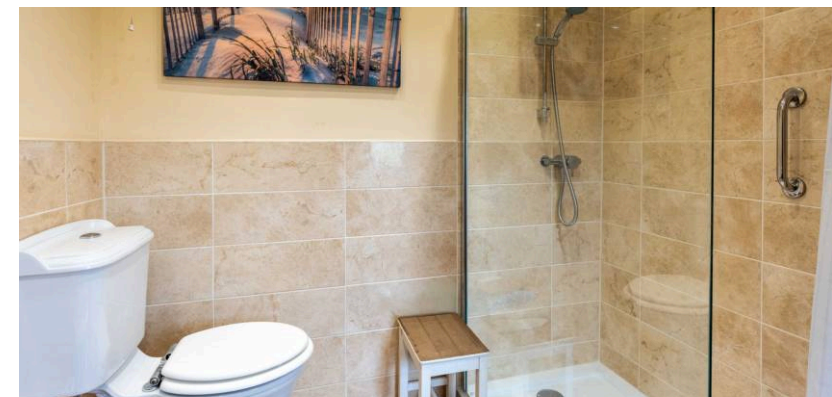
The third bedroom

The third bedroom is arranged as a further double room and a large window provides views across the surrounding countryside. The room sits adjacent to one of the first floor shower rooms, making it well suited to guest or family use, and there is direct access through to the principle bedroom.



The shower rooms

The two first floor shower rooms serve the principal bedroom and the adjoining bedrooms independently. Each is finished with full height wall tiling and fitted with walk-in shower enclosures with glazed screens, wall mounted wash basins and WC fittings, creating practical facilities positioned conveniently within the bedroom accommodation.





The annexe kitchen and living room

This combined kitchen and living space forms the central hub of the ground floor annexe, arranged for independent everyday use. The kitchen area features fitted wall and base units, integrated oven, inset hob and work surfaces with tiled splashbacks. The living room connects directly to the bedroom and provides a spacious area for relaxation. A wall mounted contemporary fireplace provides a focal point and there is ample space for various furniture configurations





The annexe bedroom and wet room

The annexe bedroom is arranged as a generous double room with wood flooring and and glazed double doors connecting directly to the adjoining living space, allowing the layout to function cohesively. The wet room is fully tiled and fitted with a walk-in shower, wall mounted wash basin and WC with contemporary fittings.





The gardens

Gardens sit immediately around the house, defined by open lawn areas and established boundaries. The arrangement allows clear views across the wider land while retaining usable outdoor space close to the house. Paths and access points connect the garden directly to the surrounding acreage.



The driveway and parking

Approach to the property is via a private driveway leading to extensive parking and garaging. The integrated double garage sits within the main building and is accessed via the annexe, while additional parking is available adjacent to the outbuildings. The arrangement supports multiple vehicles without impacting the immediate garden areas.



The outbuildings

Two substantial detached barns sit close to the main house. Constructed with wide spans and large access openings, they provide significant workshop, storage or agricultural space. Their scale and positioning allow practical use independent of the main dwelling.





The land

The property is surrounded by approximately fifteen acres of varied land. The acreage includes pasture, areas of woodland and a central pond. The land wraps around the house, creating a strong sense of privacy and open outlooks in all directions.



Location

Buckeridge Barn Farm is set within open countryside in the Rock area, offering a rural setting characterised by farmland, woodland and scattered individual properties. The location provides a sense of seclusion while remaining within reach of nearby villages and wider road networks. Day to day amenities, local services and schooling options are available within the surrounding area, supporting both family life and longer term living. The landscape is gently undulating, with open views across fields and wooded areas contributing to the rural character. This setting is well suited to those seeking space, privacy and a strong connection to the countryside while retaining access to surrounding towns and transport links.

Services

The property benefits from mains electricity and water, oil-fired central heating, private drainage via a septic tank and Liquid Propane Gas.

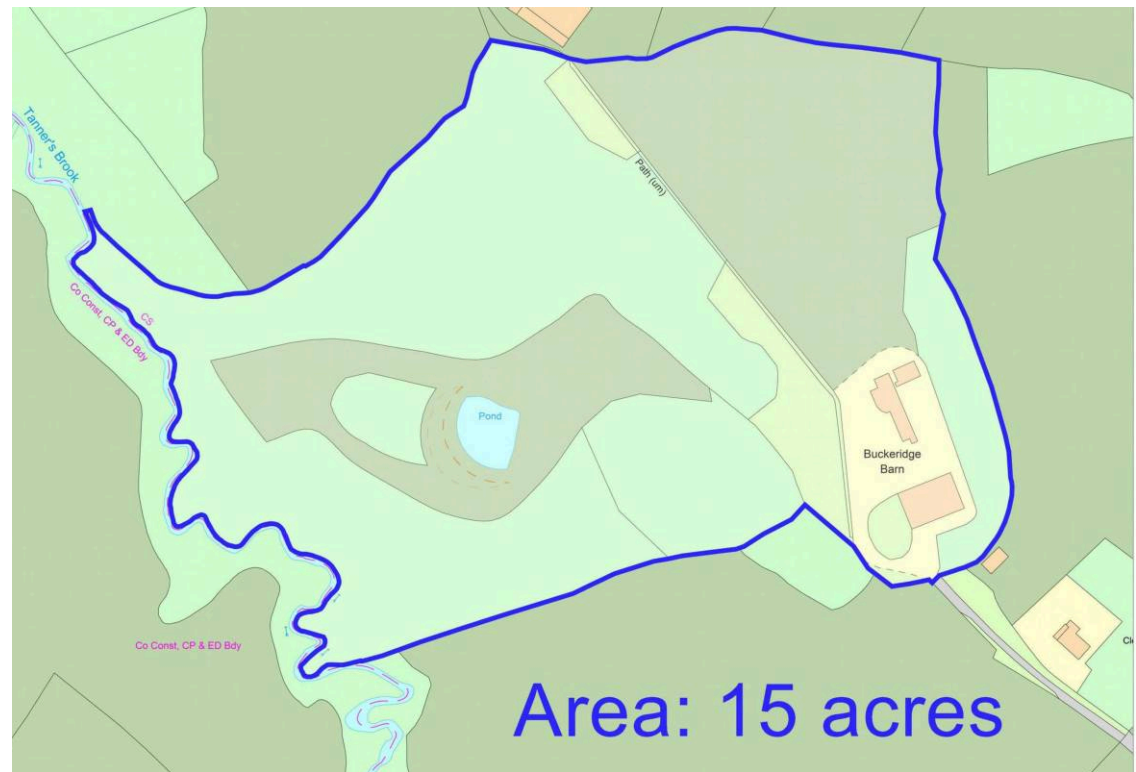
Broadband Speed: Standard broadband available. Download speeds up to 17 Mbps and upload speeds up to 1 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band H



Buckeridge Barn Farm, Buckeridge, Rock, Kidderminster, DY14

Approximate Area = 3994 sq ft / 371 sq m

Garage = 608 sq ft / 56.5 sq m

Outbuilding = 3390 sq ft / 314.9 sq m

Total = 7992 sq ft / 742.4 sq m

For identification only - Not to scale

