

Hackmans Barn

Contemporary luxury within an exceptional concept home

New Wood Lane | Blakedown | Worcestershire | DY10 3LD

Grove.

LAND & NEW HOMES



Hackmans Barn at a glance.

- A 4 bedroom detached home finished to an exceptional standard
- Highly sought-after Worcestershire village location
- Within easy reach of Kidderminster, Hagley, Stourbridge & Birmingham centres
- Thoughtfully designed, energy efficient home
- EV Charging Point
- Compariqo Warranty
- Easy access to rail & motorway networks
- Excellent choice primary & secondary schools nearby

Location.

Hackmans Barn is located on New Wood Lane on the outskirts of the highly sought-after village of Blakedown.

The village is situated on the A456, providing excellent connections to Kidderminster to the South-West; and Hagley, Stourbridge and Birmingham to the North-East.

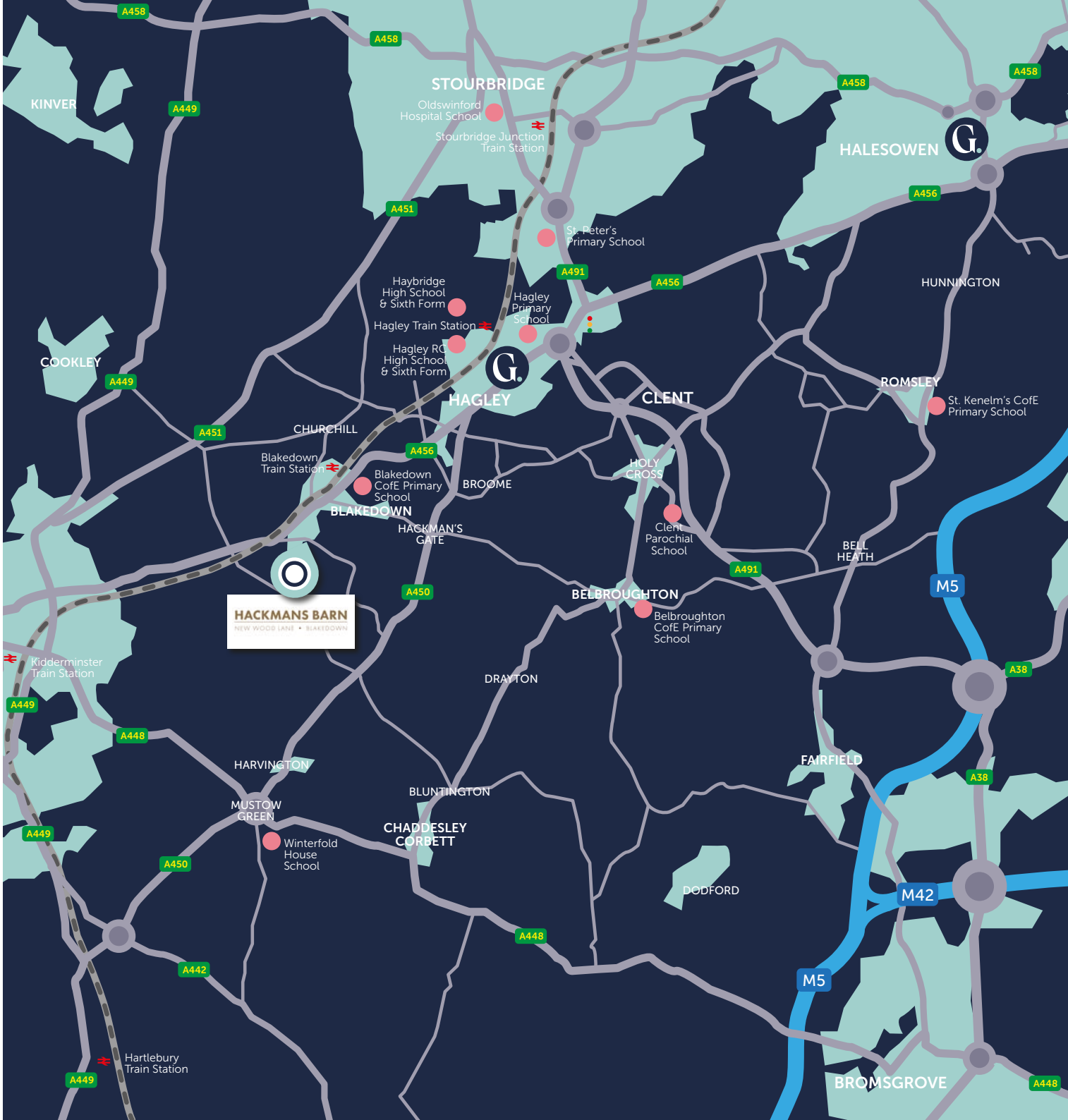
In the village you'll find two excellent pubs, independent shops, and the highly-rated Blakedown CofE Primary School.

Blakedown train station provides regular connections to Birmingham Snow Hill, Kidderminster and Worcester.

Junctions 3, 4 & 5 of the M5 are also within easy reach, giving access to the Midlands motorway network and other commuter routes.

Hackmans Barn, New Wood Lane
Blakedown, Worcestershire DY10 3LD.

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A Unique Home with Exceptional Style

Hackmans Barn is an impressive and beautifully appointed home, offering a wonderful blend of contemporary design, generous accommodation and high-quality finishes throughout. Thoughtfully designed to maximise both space and natural light, the property showcases an exceptional attention to detail, from its elegant herringbone flooring and glass balustrades to its stylish bathrooms and beautifully appointed kitchen.

The versatile accommodation provides a fantastic setting for both everyday family life and entertaining, with spacious reception areas, well-proportioned bedrooms, dedicated dressing space and a range of indoor and outdoor living areas.

Externally, the property continues to impress, with secure gated access, an extensive driveway, landscaped garden areas and a covered outdoor entertaining space. Further complemented by an impressive detached outbuilding, Hackmans Barn offers a truly special home in which to enjoy modern living.

External

Approached via a wooden electric entrance gate with keypad access, Hackmans Barn enjoys a private and secure setting. A separate pedestrian wooden gate provides additional access, while the gravel driveway leads through to a block-paved driveway, offering ample parking.

The approach is complemented by a butterfly garden and wooden fencing running alongside the hedgerow. The property also benefits from video-controlled CCTV cameras and an alarm system, alongside an air source heat pump.

To the rear, the garden has been laid to lawn and enclosed with fencing to the side, with a generous slabbed patio providing an ideal space for outdoor relaxation. Wall lighting to the rear elevation further enhances the space.

A particularly attractive feature is the covered outdoor entertaining area, featuring slabbed flooring, a wooden-clad ceiling incorporating a speaker system, power points, an external water tap, wall lighting and spotlights.

There is also a detached outbuilding, finished with attractive wooden cladding and featuring five-panel bi-fold doors, two wall lights and two double-height windows.













Ground Floor

ENTRANCE HALLWAY
A welcoming entrance hallway featuring natural herringbone Karndean flooring with contrasting black trim, complemented by an attractive eight-shade decorative ceiling light.

The staircase and landing feature neutral carpeting, wooden handrails and an elegant glass balustrade.

MASTER BEDROOM
A beautifully presented master bedroom featuring a pendant ceiling light, two contemporary black wall lights and a glass door opening directly onto the rear garden. Two impressive double-height windows, complete with shutters, provide an abundance of natural light.

DRESSING ROOM
A stylish designed dressing room featuring open wardrobes with integrated lighting and hanging rails. Further complemented by a dressing table with marble-effect worktop, a mirror set against a grey panelled feature wall, pendant lighting and neutral carpeting.

EN-SUITE
A luxurious en-suite featuring striking blue herringbone shower wall tiles, complemented by neutral floor tiles and floor-to-ceiling wall tiling. The shower incorporates a rainfall shower, with further features including a vanity unit, illuminated wall mirror and heated towel radiator.

UTILITY ROOM
The utility room benefits from a glass door leading to the covered outdoor area, natural herringbone Karndean flooring with contrasting black trim and recessed spotlights. There are fitted wall cupboards, a worktop, sink with brushed brass hot water tap and space for a washing machine and tumble dryer.

BEDROOM TWO
A well-proportioned double bedroom featuring neutral carpeting, pendant ceiling lighting and two black wall lights. Three impressive double-height windows with shutters provide excellent natural light, while three-panel glazed doors open onto the slabbed area to the front of the barn.

The bedroom is further complemented by its own en-suite shower room.

En-Suite: Featuring frosted double-height windows, white floor-to-ceiling wall tiling, a black heated towel rail, black tap fittings and a black dual-outlet shower with rainfall shower. An illuminated mirror and pendant ceiling light complete the space.

BEDROOM THREE
A further spacious bedroom featuring neutral carpeting, pendant lighting and two black wall lights. Double-height windows with shutters and three-panel glazed doors opening onto the slabbed area to the front of the barn.

BEDROOM FOUR
A well-presented bedroom featuring neutral carpeting, pendant ceiling lighting, two black wall lights and double-height windows with shutters.

MAIN BATHROOM
The main bathroom is fitted with a white bath and glass shower screen, complemented by a chrome dual-outlet shower with rainfall shower head. Further features include a vanity unit beneath the wash hand basin, illuminated mirror, chrome heated towel radiator and frosted double-height windows.

















First Floor

LOUNGE
A beautifully presented reception space featuring neutral carpeting, pendant ceiling lighting and recessed spotlights. A glazed door opens onto a glass Juliet balcony, creating an attractive focal point and allowing natural light to flow into the room.

STUDY
A dedicated study area featuring neutral carpeting and recessed spotlights, providing an ideal space for home working or a quiet retreat.

SHOWER ROOM
The first-floor shower room is finished with white floor tiles and neutral floor-to-ceiling wall tiling. It features a dual-outlet shower with rainfall shower head, vanity unit, illuminated mirror and chrome heated towel radiator.

KITCHEN / DINING / FAMILY ROOM
Undoubtedly a fantastic feature of the home, this impressive open-plan space has been designed with both everyday living and entertaining in mind.

The kitchen is fitted with elegant dove grey shaker-style cabinetry, complemented by quartz worktops and under-cupboard lighting. A central island provides additional preparation and seating space, with an attractive three-shade pendant light above and recessed spotlights throughout.

The Belfast sink is complemented by an antique brass hot water tap, while the cooking facilities include a black Belling farmhouse range cooker with electric hob and AEG extractor.

Integrated appliances include a BOSCH fridge freezer and BOSCH dishwasher. A separate pantry provides additional storage, worktop space and spotlights.

Natural herringbone Karndean flooring with contrasting black trim continues throughout, creating a stylish and cohesive finish.

BALCONY
Accessed from the first-floor living accommodation, the balcony features wooden-clad flooring, a black roof and contemporary glass balustrading, providing an attractive additional outdoor space.









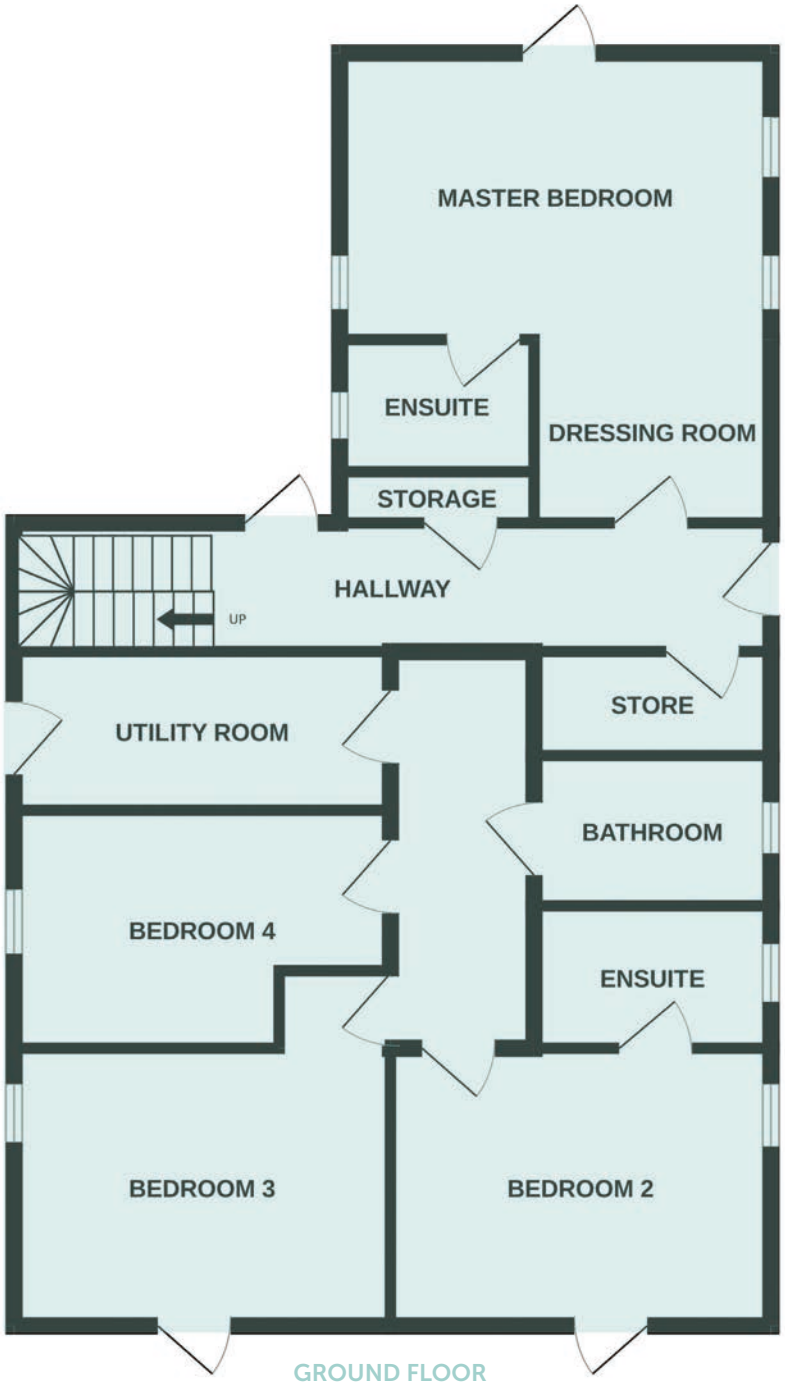




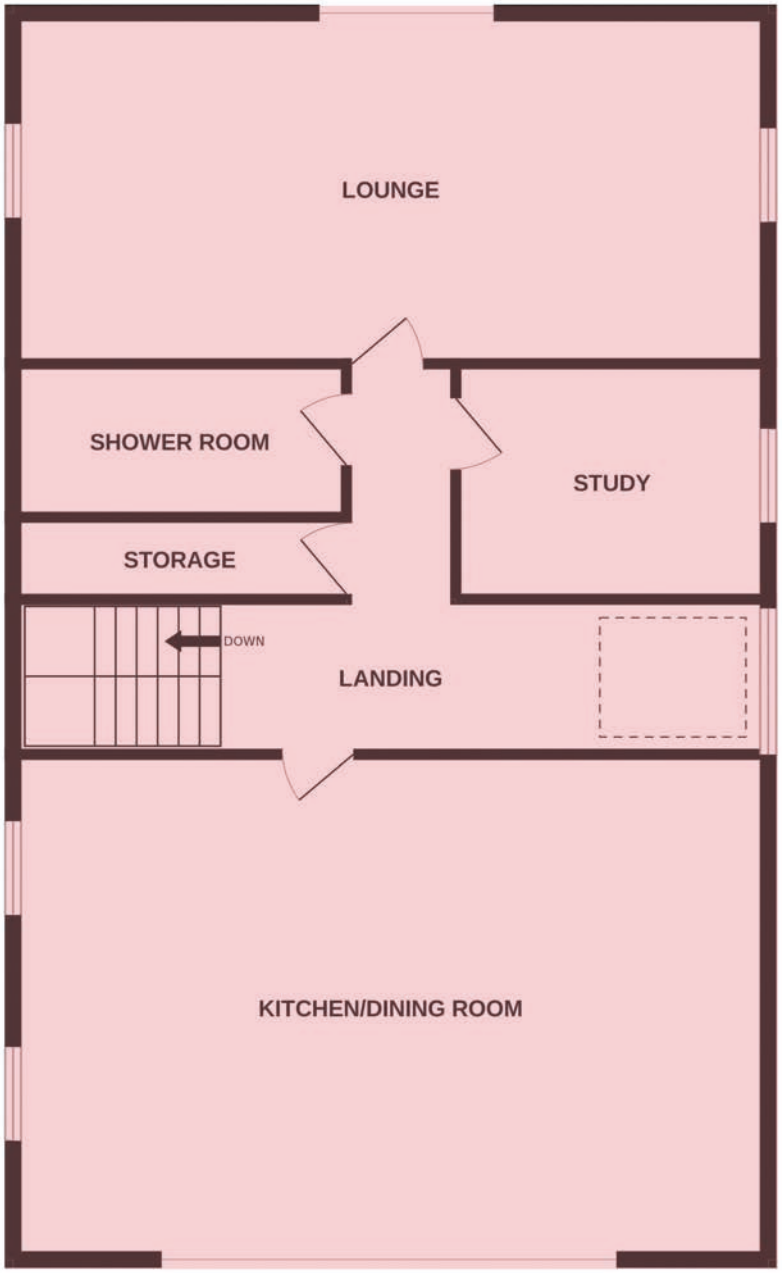

GROUND FLOOR	
Master bedroom	3.8m x 4.6m
En-suite	2.4m x 1.9m
Dressing room	3m x 2.3m
Utility	1.7m x 4.1m
Bedroom Four	3.3m x 3.9m
Bathroom	2.3m x 2.6m
Bedroom Three	4.2m min / 5.4m max x 3.8m
Bedroom Two	3.8m x 3.8m
En-suite	1.48m x 2.6m

KEY FEATURES

1. EV Charging through smart app
2. Solar ready
3. Electric gate with video 5 handsets
4. 4/5 bedrooms (study as potential bedroom)
5. Stereo System throughout
6. Bin Shed to rear of garden room
7. Planning for garage
8. Roof warranty 40 + years
9. Under floor heating throughout with smart hub
10. Ethernet ports in each room
11. Thermopine® cladding
12. Infrared CCTV system with Audio
13. Monitored Alarm system



GROUND FLOOR



FIRST FLOOR

FIRST FLOOR	
Lounge	3.8m x 8m
Study	3m x 3.9m
Shower Room	1.8m x 2.4m
Kitchen/Dining area	9.2m x 6.6m min 8m max



Please note whilst every effort has been made in the creation of these details measurements are approximations and subject to change as is specification between units. We recommend that you inspect the full specification prior to reservation and confirm all details with Grove. Estate Agents at point of purchase. Specification is correct at the time of printing. All images are for illustration purposes only.



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