



Shepherd's Barn  
Stoke Pound | Bromsgrove | Worcestershire | B60 3AU

 FINE & COUNTRY

# SHEPHERD'S BARN

*Offered with no onward chain, Shepherd's Barn is an impressive barn conversion located in the sought-after village of Stoke Pound. Blending character features with modern comfort, the property offers spacious and versatile living across three floors. Well-suited to both family life and entertaining, the home is complemented by a landscaped garden, courtyard parking, and a double garage, creating a highly desirable countryside residence with excellent lifestyle appeal.*



## Accommodation Summary

**Ground Floor:** On entering Shepherd's Barn, the property's character is immediately apparent, with high ceilings and a light-filled, spacious atmosphere. This level features a third bedroom with ensuite, a generous dining room, and a stylish kitchen/diner, all designed to combine character with modern practicality. The layout creates a welcoming and versatile space, perfect for family living and entertaining alike.

**Lower Ground Floor:** The lower ground floor of Shepherd's Barn is a bright and inviting space, full of character with high ceilings and a striking fireplace. The generous reception room features French doors that open onto the beautifully landscaped patio, creating a seamless flow between indoor and outdoor living – perfect for relaxing or entertaining. This level also includes the second bedroom with an ensuite, a practical utility room, and a convenient back door, adding both functionality and easy access to the garden, making this floor as versatile as it is stylish.

**First Floor:** The character of Shepherd's Barn continues onto the first floor, where a spacious, light-filled layout creates a warm and inviting atmosphere. This level features a generous master bedroom with a large ensuite and ample storage, while a versatile study, enhanced by Velux lighting, offers the perfect space for a home office or could serve as a fourth bedroom or nursery. This floor combines practicality with style, maintaining the property's distinctive charm throughout.









# Seller Insight

“ The uniqueness, beautiful design and the setting was an immediate draw to Shepherd's Barn — with beautiful views stretching across the garden to open fields and rolling hills beyond. There is a real sense of peace and space here. The unique layout of the house also stood out, offering something a little different from the typical home and adding to its charm.

The generous living room is a particular favourite — it is both spacious and comfortable, with a lovely outlook over the garden, making it a perfect place to relax throughout the year. The gallery has proven to be a versatile area, ideal as a home office or simply as a quiet retreat within the house. Equally, time spent in the garden is truly special. Facing south, it enjoys plenty of sunshine, is private and well sheltered, and offers uninterrupted countryside views, creating a wonderfully tranquil setting.

While the layout has remained unchanged, thoughtful improvements have been made to enhance comfort and efficiency. These include the installation of two new bathrooms, replacement of the downstairs double glazing, and modernisation of the kitchen. The garden has also been significantly improved — carefully landscaped to open up the views while ensuring it remains easy to maintain.

The home has been the setting for many special occasions, including anniversaries, birthdays, and celebrations marking the arrival of grandchildren. It has also been a wonderful space for community gatherings, from hosting neighbours for the Queen's Jubilee to taking turns celebrating Christmas together each year.

This has been an excellent family home, offering the perfect balance of peaceful countryside living while remaining conveniently close to amenities and major transport links. The electrification of the railway line has made travel to Birmingham, Worcester and beyond particularly easy, adding to the home's practicality for both work and leisure. For those interested in sports and leisure, nearby Bromsgrove offers well-established rugby and cricket clubs, with coaching available from a young age. Additionally, Bromsgrove School provides access to extensive sporting facilities for public use during evenings and weekends.

There is a genuine sense of community here. Neighbours are supportive, welcoming and always willing to help, it feels safe and friendly without being intrusive. It strikes a perfect balance between privacy and connection.

Advice for future owners would be to simply to enjoy everything this home has to offer — from the peaceful setting and beautiful views to the welcoming community and versatile living spaces. This home has provided a wonderful backdrop for family life, celebrations and everyday living, and it is ready to offer the same to its next owners.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















Outside: Externally, Shepherd's Barn continues to impress with a thoughtfully landscaped, south-facing garden, offering a private outdoor retreat bathed in sunlight. The setting provides idyllic views over rolling countryside, including beautiful vistas of the nearby canal, creating a truly tranquil backdrop. Additional features include designated courtyard parking and a double garage, offering practical convenience — a rare and highly desirable benefit in such a sought-after village location.

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# LOCATION

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Shepherd's Barn enjoys an enviable location with easy access to the local canal, perfect for scenic walks, and is just a 5-minute stroll from the popular local restaurant and pub, The Queens Head. The property occupies a highly desirable rural setting in Worcestershire, offering the perfect balance of peaceful countryside living with excellent access to amenities, transport links, and cultural attractions. It is conveniently close to the junctions of the M5 and M42, with Birmingham only a short commute away. The nearby Lickey, Clent, and Waseley Hills provide stunning countryside scenery right on your doorstep.

Bromsgrove is a thriving market town with a rich heritage. Historically a centre for the wool and nail-making industries, it now forms the heart of a successful commercial and industrial area. The town boasts a variety of shops, eateries, and professional services, along with a recently improved pedestrianised high street. Architectural highlights include the Parish Church of St John, Grafton Manor, and Perry Hall – the former home of the celebrated poet A. E. Housman, commemorated locally with a dedicated trail and town centre statue.

The surrounding north Worcestershire villages, including Blackwell and Barnt Green, are just a short drive away, providing additional local services and charming village shopping. The area is renowned for countryside walks, rural recreation, and a selection of destination gastro pubs on the outskirts of Bromsgrove.

Families are well catered for, with a wide range of educational options. Local primary schools feed into north and south Bromsgrove secondary schools, while the independent sector includes the internationally renowned Bromsgrove School. Further highly regarded schools are also accessible across Worcestershire and the Birmingham conurbation, including The Royal Grammar School, King's School, and the King Edward Schools.

The Worcester and Birmingham canal runs close to Bromsgrove, offering a scenic route for leisure and recreation. Winding through the countryside, the canal passes through the Tardebigge flight – the longest flight of navigable locks in the country, with 30 locks rising 217 feet (66m) – before reaching Birmingham.





### Services, Utilities and Property Information

Tenure: Managed freehold  
 Council Tax Band: G  
 Local Authority: Bromsgrove  
 EPC: Rating E  
 Property Construction: Standard (brick and tile)  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Drainage and Sewerage: Private drainage via a septic tank shared with 5 other properties  
 Heating: Gas  
 Broadband: FTTP full fibre ultrafast broadband connection available - we advise you to check with your provider.  
 Mobile Signal/Coverage: 4G/5G mobile signal is available in the area - we advise you to check with your provider.  
 Parking: Double garage and courtyard parking for 2 vehicles

**Additional Information:** A contribution of £300 per annum for the maintenance of the septic tank and grass cutting on an informal agreement the neighbouring properties. Planning application for a housing development on the fields near the railway station. Restrictive covenants on title: The property cannot be used for: noisy or offensive trades, industrial or manufacturing activities, selling or distributing brine or salt, running baths or spa-type uses linked to brine extraction and any activity that could cause nuisance or annoyance to neighbouring landowners.

### Viewing Arrangements

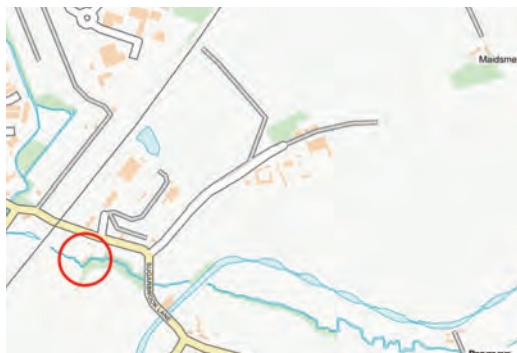
Strictly via the vendors sole agents Fine & Country Droitwich Spa, Malvern and Worcester on 01905 678111.

### Website

For more information visit Fine & Country <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

### Opening Hours

Monday to Friday - 9.00 am - 5.30 pm  
 Saturday - 9.00 am - 4.30 pm  
 Sunday - By appointment only



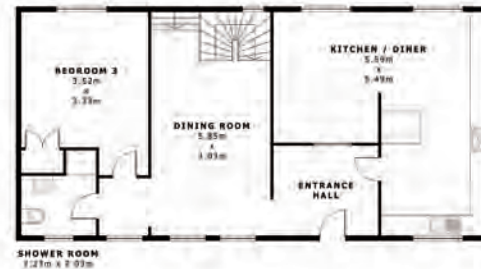
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		76 D
39-54	E	50 E	
21-38	F		
1-20	G		



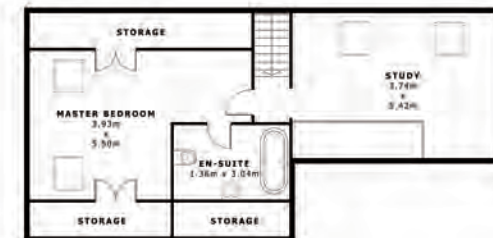
Lower Ground Floor



Garage



Ground Floor



First Floor

**Shepherds Barn, Bromsgrove - Sales Plan**

Main House: 196m<sup>2</sup> / 2116ft<sup>2</sup>

Garage: 27m<sup>2</sup> / 294ft<sup>2</sup>

Total: 223m<sup>2</sup> / 2410ft<sup>2</sup>

Please note that all measurements and fittings are Approximate and for illustrative purposes only. Do not scale from this drawing.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information; buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed: 22.04.2026





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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



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