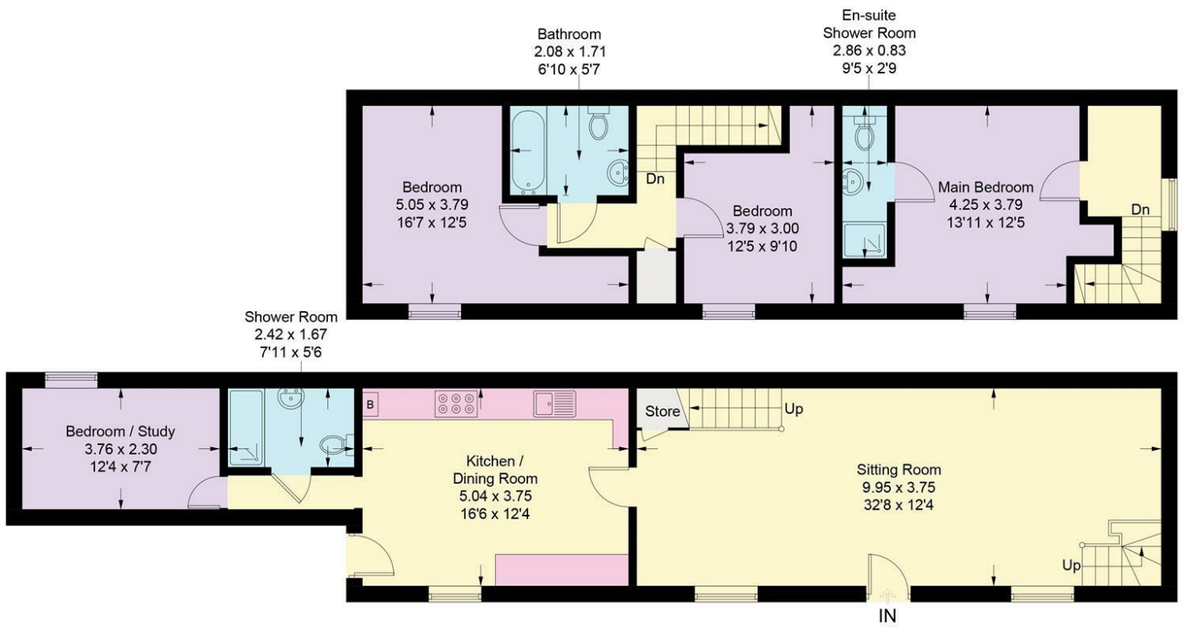
FOR SALE

1 Upper Blackstone Barns Stourport Road, Bewdley, DY12 1PY

1 Blackstone Barns

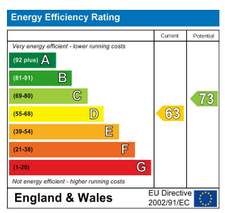
Approximate Gross Internal Area = 128.7 sq m / 1385 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



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Kidderminster Sales
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FOR SALE

Offers in the region of £340,000

1 Upper Blackstone Barns Stourport Road, Bewdley, DY12 1PY

An opportunity to purchase a Grade II listed 3/4 bedroom and 3 bathroom barn conversion situated in a courtyard development in this popular and convenient semi-rural location. with off road parking and private gardens. Internal viewing recommended

FOR SALE

MILEAGE (all distances approximate)

Bewdley 1.5 miles Stourport on Severn 2 miles Worcester 14 miles Birmingham 24 miles M5 Junction 6 14 miles

2 Reception Room/s

3 Bedroom/s

3 Bath/Shower Room/s

- **A Well-Proportioned Barn Conversion**
- **3/4 Bedrooms & 3 Bathrooms**
- **Generous Lounge Diner**
- **Fitted Kitchen Diner**
- **Snug or Office or Ground Floor Bedroom 4**
- **Private Gardens with Rural Views**
- **Convenient Semi-Rural Location**
- **No Onward Chain**
- **Grade II listed**

DIRECTIONS

From Bewdley proceed out of town, over the river bridge and onto the B4195 Stourport Road. Continue to the traffic lights and turn right, remaining on the Stourport Road. Proceed over the ensuing round a bout and turn almost immediately right to Blackstone Barns.

LOCATION

Blackstone barns are well situated in this semi-rural location with good access to the local amenities of Bewdley and Stourport. Bewdley has been described as the most perfect small Georgian town in Worcestershire. With the beautiful river Severn running through and a comprehensive range of amenities both sporting and recreational with junior and senior schools, a variety of local shops, and a doctor's surgery, Bewdley has something for everyone. Birmingham is approximately 24 miles and the cathedral city of Worcester approximately 14 Miles distant which provides direct rail connections to London, Paddington and Birmingham. There is M5 motorway access via junction 5 at Wychbold and Junctions 6 & 7 to the north and south of Worcester.

Blackstone Barns occupies a favourable position between the River Severn and the main B4195 Bewdley to Stourport road. To the north the roundabout connects to the Bewdley by pass giving swift access to Kidderminster and Birmingham.

INTRODUCTION

An opportunity to purchase a Grade II listed barn conversion comprising 3-4 bedrooms and three bathrooms. There is a generous lounge diner, fitted kitchen with two separate staircases to the first-floor accommodation where there can be found 3 bedrooms and two bathrooms with a further occasional bedroom four/snug/office on the ground floor. The property has off road parking and private gardens situated in a courtyard development in this popular and convenient semi-rural location. An internal viewing recommended.

The property is approached via a solid wooden door into a generously proportioned:

LOUNGE DINER

With power points, TV aerial point, telephone point, two radiators, attractive exposed ceiling timbers, dual double-glazed window to the front aspect, three ceiling mounted light fittings and two separate staircases. One turning staircase leads to the master bedroom with an en-suite shower room. The second staircase leads to further two bedrooms and independent first floor bathroom. There is also a useful understairs storage cupboard and access to the fitted kitchen.

KITCHEN DINER

With tiled floor, range of wooden effect rolled top work surfaces with inset one and a half stainless steel sink with single drainer and mixer tap. Having an extensively tiled surround, matching base and eye level units with space and plumbing for automatic washing machine and tumble dryer. There is an integrated larder style fridge freezer, a double electric oven with five ring gas over and stainless-steel extractor hood. There are power points, radiator, wall mounted 'Worcester' boiler, dual ceiling mounted light fittings, double glazed window to the front aspect and solid wooden rear door and an inner hallway leading to a second ground floor reception room or occasional bedroom four.

SHOWER ROOM

With tiled floor, white suite of low level close coupled WC, pedestal wash hand basin, double shower cubicle being fully tiled with raised non slip tray, wall mounted shower, glazed sliding doors, wall mounted stainless steel electric heated towel rail, ceiling mounted light fitting and extractor fan.

SNUG/OFFICE or BEDROOM 4

This could be used as a snug, office or occasional BEDROOM FOUR with ceiling mounted light fitting, power points, radiator, telephone point and double-glazed window with an attractive rural outlook.
A turning staircase leads to three first floor bedrooms to a landing with double glazed window, ceiling mounted light fitting, exposed ceiling timbers, radiator and double electric power point.

MASTER BEDROOM

With attractive exposed timbers, Velux style window, power points, telephone point, radiator, some fitted alcove shelving, ceiling mounted light fitting and inset spot light. There is access to the En-suite shower room.

EN-SUITE SHOWER ROOM

With a white suite of low level close coupled WC, pedestal wash hand basin, shower cubicle being fully tiled with nonslip tray, shower and glazed concertina inner shower door. There is a ceiling mounted light fitting and extractor fan.

SECOND STAIRCASE

Leading from the main lounge diner accesses two further first floor bedrooms and independent bathroom. The staircase leads to a landing with exposed wall land ceiling timbers, inset spot lights to ceiling, radiator, generous fitted cupboard and solid doors to two further bedrooms and a bathroom.

BEDROOMS TWO & THREE

With attractive exposed wall and ceiling timbers, power points, radiator, ceiling mounted light fitting, spot lights and Velux style windows to the front aspect.

BATHROOM

Situated off the first-floor landing has a white suite, comprising low level close coupled WC, pedestal wash hand basin with mixer tap, tiled splash back, panelled bath with mixer tap, wall mounted shower attachment, exposed wall and ceiling timbers, ceiling mounted light fitting and extractor fan.

OUTSIDE

The property is approached under a covered driveway leading to a generous gravelled courtyard area with a flagstone sloped path leading to the main entrance with external courtesy lighting. There is pedestrian gated side access to a further gravelled hardstanding area with external security lighting. There are steps leading down to a private lawned garden with two paved seating areas bordered via wooden panel fencing to all sides. The rear and side gardens are laid mainly to lawn.
This well-proportioned property is a well thought of and in a convenient semi-rural location. The property would benefit from some work and modernisation.

SERVICES

Mains water, electricity and LPG gas central heating are understood to be connected. Drainage by septic tank. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.