



£500,000 Offers Over
West Lodge Barns, Upton Warren, Bromsgrove B61 9HF

GUEST
ESTATE AGENTS

Grade II listed barn conversion
Peaceful, private courtyard development
Stunning rural location
Semi-detached, single storey, three bedroom home
Extensive parking for up to four vehicles
South facing wraparound garden with far-reaching views
Additional approx. 2-acre paddock with stables
Impressive living/dining room with multi fuel burner
Light filled garden room with vaulted glazing
Ensuite to master bedroom plus family bathroom

Tucked away in a truly idyllic rural setting off Swan Lane, this exceptional Grade II listed barn conversion offers a rare opportunity to acquire a character home with land, privacy and far-reaching countryside views. Forming part of the highly regarded West Lodge Barns, this beautifully presented three bedroom property seamlessly blends period charm with practical modern living. Opportunities of this nature, combining a barn conversion, generous gardens and a paddock are seldom available, making early viewing highly recommended.

Approached via a private driveway, West Lodge Barns immediately conveys a sense of exclusivity and tranquillity. The collection of sympathetically converted barns and the original farmhouse are arranged around a central gravelled courtyard, creating a cohesive yet individual environment where each home enjoys its own distinct identity.

This property occupies a particularly attractive position within the development, benefiting from generous outside space and uninterrupted views across the surrounding countryside. A substantial driveway provides parking for multiple vehicles, adding practicality to the rural setting.

The gardens are a standout feature, wrapping around two sides of the property and enjoying a predominantly south facing aspect. Thoughtfully landscaped with lawn, patio seating areas and established planting, the space feels both open and private, with low level boundaries allowing the countryside beyond to become part of the view. Beyond the immediate garden, the inclusion of an approximate 2 acre paddock with stables significantly enhances the lifestyle offering, ideal for equestrian use or those seeking a more self-sufficient way of living. A dedicated vegetable growing area with greenhouse further adds to the appeal.

Internally, the property retains a wealth of original features, including exposed beams that run throughout and give a warm, characterful feel. You are welcomed into a spacious hallway from which all accommodation flows, immediately setting the tone for the generous proportions within.

The kitchen is fitted with a range of white wall and base units, offering a clean and functional space, complete with integrated microwave. Adjacent to this, the main living/dining room is particularly impressive, both in scale and atmosphere. Dual



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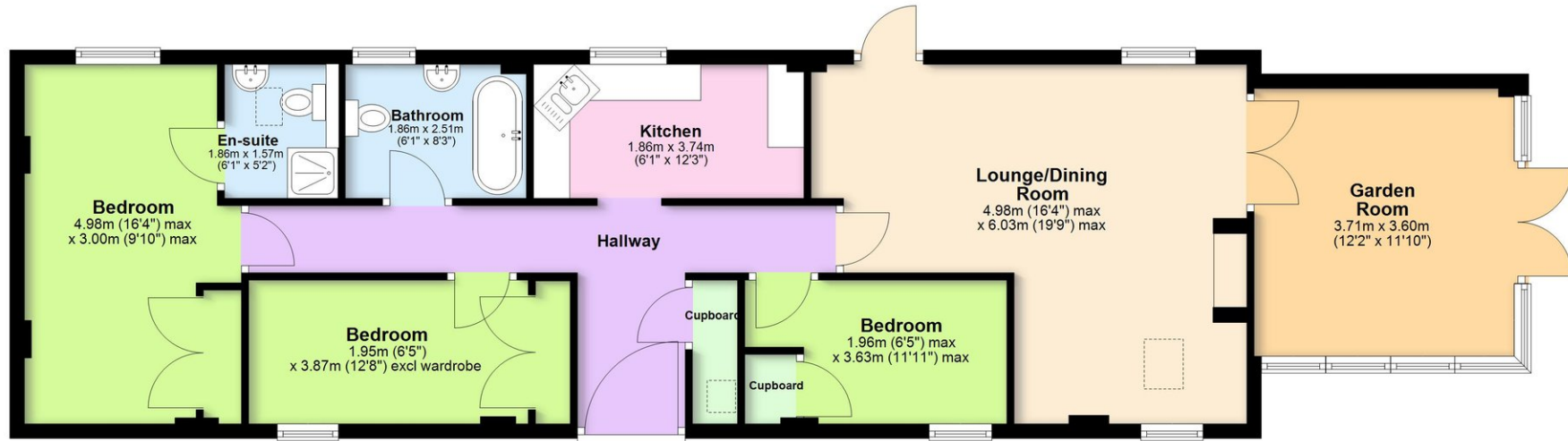




Floorplan

Ground Floor

Approx. 98.0 sq. metres (1054.6 sq. feet)



Total area: approx. 98.0 sq. metres (1054.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

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