



Broomyard
Kings Lane | Broom | Alcester | Warwickshire | B50 4HB

 FINE & COUNTRY

BROOMYARD



A unique opportunity to acquire a stunning 4 bed barn with a separate one double bed Annexe set in delightful grounds in a desirable village close to town. Heaps of character, with 2 lounges, 2 modern kitchens, 2 family bathrooms, 1 en suite, double garage, mature gardens and ample parking. Offering a versatile floor plan, income potential and is chain free.





Accommodation summary: The entrance porch leads into a charming modern cottage kitchen with a large window to the front and delightful views of the courtyard and garden. The kitchen has ample storage, some integrated appliances, Falcon range cooker with five gas ring hob, walk in pantry and large island. The sitting room is well proportioned and offers fabulous living space for both family and entertaining with a set of sliding patio doors leading out to the garden at one end. The focal point in the room is the feature fireplace with electric fire and large bay window. The conservatory has a set of doors leading out to the garden and is a lovely additional living space. The hall leading to the

four bedrooms has the original stone wall one side and decorative wood panelling the other, with some exposed beams and two Velux windows. There are three double bedrooms and one single that is currently used as an office. The spacious master bedroom has ample built in storage and the en suite has a shower, basin and W.C. The office also has built in storage. The family bathroom is beautifully presented with a standalone traditional bath, double walk-in shower with rain head, W.C. and basin. There is a separate airing cupboard and laundry cupboard, with plumbing and storage.



SELLER INSIGHT

“ *What initially attracted you to this home?* We loved the peaceful location, the private courtyard setting and the wonderful addition of the annexe, which enabled Vanessa to initially operate her online business from there – this was before we fully renovated it and turned it into a one-bedroom barn conversion.

Can you describe your favourite aspects of living in this home? We love the fact that it's set back and secluded, so there's no passing traffic. It's such a peaceful little enclave which enables us to enjoy the tranquillity and privacy of our own space, but we are still within the heart of a really pleasant village, with two brilliant pubs.

Are there any favourite spots or rooms in the house that you particularly love? We love spending time in the living room, it's so light and airy, but cosy at the same time.

Does the property have any interesting or attractive views, sunrise or sunset viewpoints, or places which are particularly enjoyable to spend time? Not views as such, no. But sitting on our patio, where you don't feel overlooked, we feel it has a continental restful vibe, so it's the space we enjoy tremendously. On days where Ragley Hall has its Air Show, we have the Red Arrows fly right over us, which is really amazing.

What are some standout features of the house that make it unique and inviting? We feel it offers classic, yet modern, country living. The calming pallet of light colour is appealing to us. The annexe, which has been thoughtfully renovated to retain its historic character (with vaulted ceiling & ancient beams) offers fantastic additional living accommodation, whether for family members, or as a holiday let.

What do you enjoy about the outdoor spaces, like the garden or courtyard? The size of the outdoor space provides great privacy, but also entertaining space. The property's seclusion offers a degree of calm sanctuary, where you can switch off from a manic world.

Have you hosted any notable events, gatherings, or activities in this home that you'd like to share? We hosted David's 50th birthday at the house – mostly outside. We easily entertained around 40 people, which went beautifully well.

Can you tell us about any recent upgrades, renovations, or improvements you've made to the home? The biggest renovation we have undertaken, was to change the annexe from a 'shell' space, into a beautiful, habitable property, sensitively and thoughtfully retaining as





much of its original character as possible, but providing modern living. We have also installed a new kitchen, bathroom, updated the en-suite and fitted engineered oak flooring in all the bedrooms.

How does this home reflect your lifestyle and values? Whether enjoying the peace that this property offers, or sharing the space to entertain, it's a very versatile property in that regard, which we have always loved.

Tell us about the neighbourhood and the sense of community here. Broom village is small, but offers fabulous family enjoyment. We are especially fortunate to have two great pubs in the village, Broom Hall Inn and Broom Tavern, which both do fabulous food. There is a quiet park adjacent to the property, and the village hall hosts a variety of events which can tempt involvement.

Bidford village, with some delightful eateries, adjoins Broom, where the river Avon passes through, and the meadow offers wonderful relaxing family entertainment.

Are there any specific sports or activities in the nearby area that you particularly enjoy? Walks and footpaths are plentiful in the area. Nearby towns of Alcester, Evesham and Stratford upon Avon have more sports facilities on offer to those wishing to participate.

What are some of the advantages of the location in terms of amenities, schools, and access to essential services? When moving here, we were blessed with the schools around us. Our son went to Temple Grafton Primary School, which was truly amazing. In his last year there, it was also rated best Primary School in the country.

What valuable advice would you offer to the future owner to maximise their enjoyment of this home? Whoever becomes the new owner of Broomyard, will, we are sure, already have got the sense of what this property offers, and the enjoyment it brings to simply live here. We've enjoyed it tremendously.

What will you miss most when you leave? We've enjoyed everything about this property and living here. We think it is going to be really difficult to find a property that offers us so much, so we're expecting to face compromise in our next move.

* 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.













Annexe: The Annexe is currently run as a thriving AirBnB, and also used for family and friends when needed. It is presented to the highest of standards with a vaulted ceiling, Velux windows, underfloor heating, exposed beams and engineered oak wooden flooring throughout the barn. The kitchen, dinner and sitting room is all open plan with a set of French doors that lead to the garden and

additional windows providing plenty of natural light. There is a wood burner set on a hearth one end and the kitchen has integrated appliances, built in storage and an inset sink. The whole barn has so much character. The double bedroom is spacious and has built in storage. The bathroom is beautifully presented with a shower over the bath, basin, W.C. tiled floor and exposed beams.







Outside: There is a long gravel drive that sweeps down to Broomyard which is nestled away from the road and is completely private. Both Broomyard and the Annexe are set in the courtyard with ample parking for both barns, a double garage and delightful gardens. The garden has a wide mixture of

mature trees, shrubs, flower beds, with lawns around. There is a good mix of patio areas and additional garden features including a well.



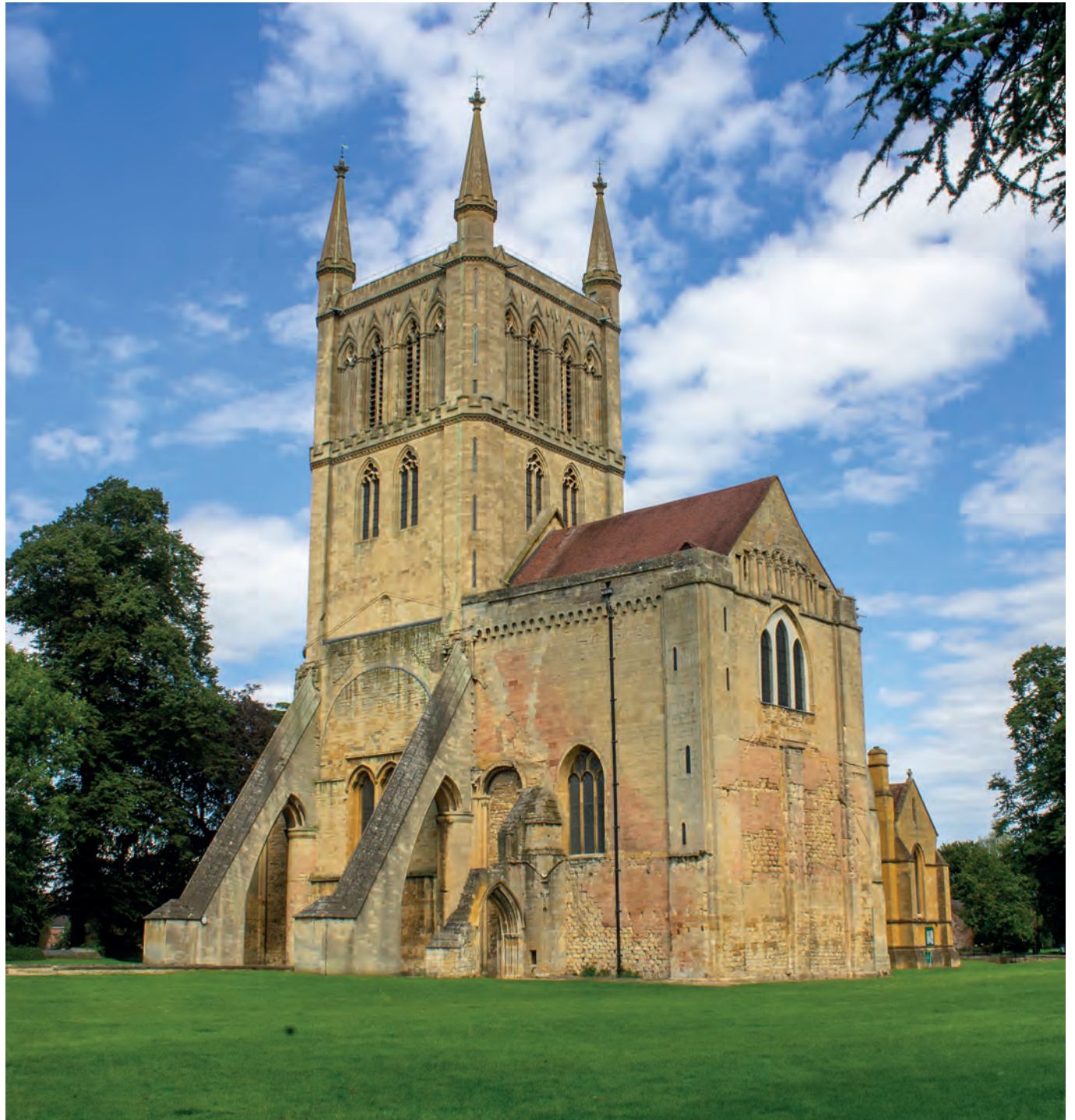
LOCATION

Broom is highly desirable village with a thriving community. There are two public houses, The Broom Tavern and the Broom Hall Inn as well as a vibrant village hall with a wide range of village events and classes. Further day-to-day amenities can be found in the larger village of Bidford-on-Avon the centre of which lies just over a mile to the South of Broom. There is an excellent range of schools within the catchment area of Broom.

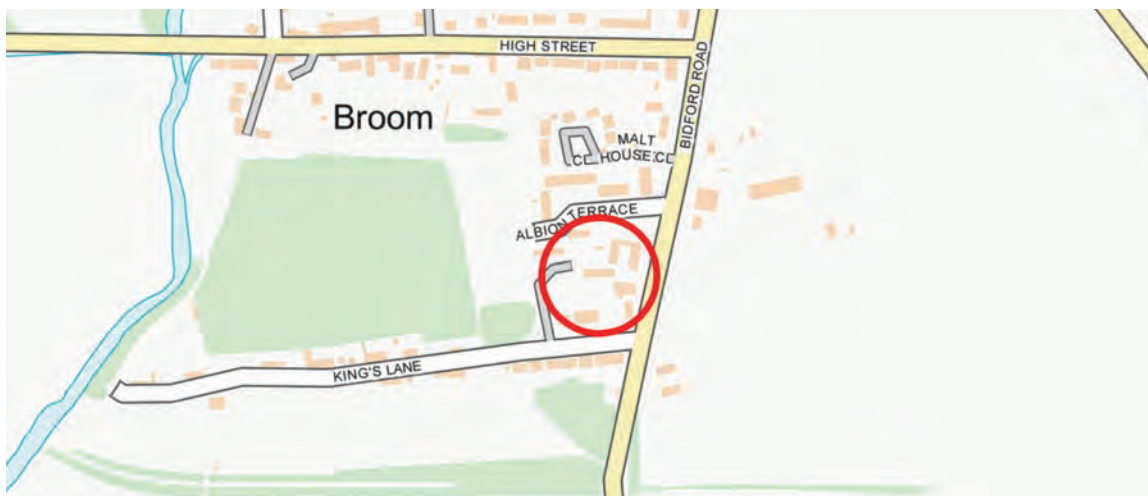
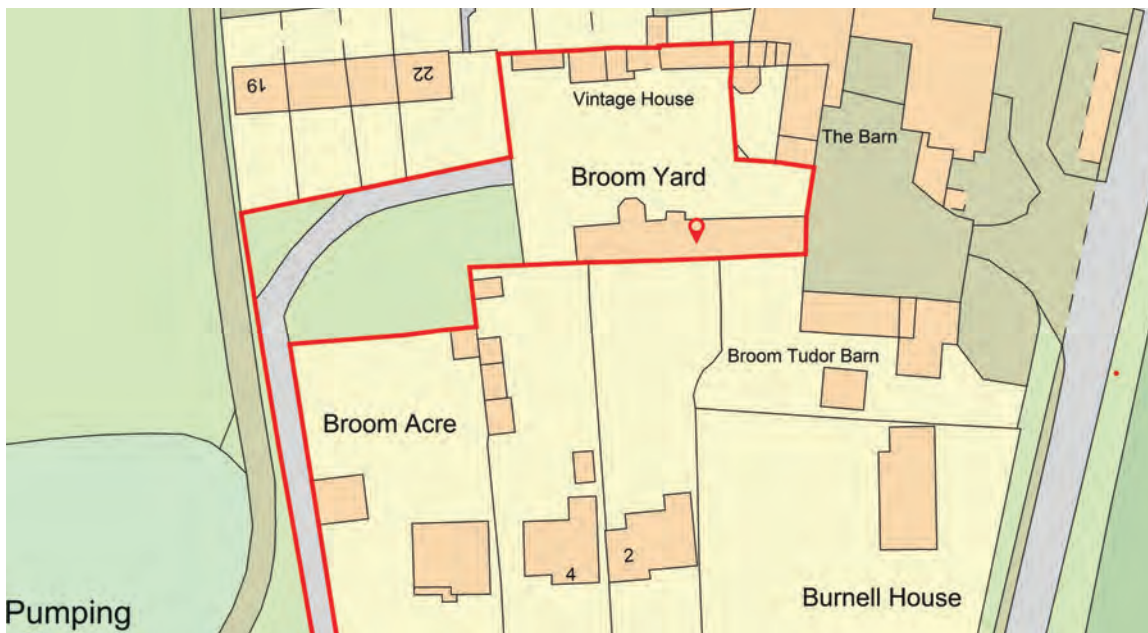
Bidford on Avon is an attractive village on the banks of the River Avon. The village offers good local shopping with a new Coop supermarket, post office, individual shops, pubs, restaurants and coffee houses. Other facilities included an Infant & Junior School, medical centre, leisure facilities including a gym and tennis club. There is good local public transport.

There are plenty of close by larger towns including Evesham, Alcester, Stratford upon Avon, Broadway and Chipping Campden which are all within 25 minutes' drive time. Slightly further afield are the spa towns of both Cheltenham and Leamington Spa.

Stratford-upon-Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre. The M40, Junction 15, is twelve miles away and provides access to Birmingham to the north, London to the south and the national motorway network. Warwick and Leamington Spa are a thirty-minute drive and Birmingham International airport is under an hour drive. There is a direct line train service to London from both Leamington and Warwick Parkway and also from Honeybourne or Evesham. The Cotswolds are within striking distance of the town.







Services

The property is connected to all mains services. Only one council tax is paid, but the Annexe currently has a zero-rated business rates (because of holiday let usage - this can be changed if purely domestic occupancy). Electricity for the annexe is metered. The property is freehold.

Local Authority

Stratford upon Avon

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours

Monday to Friday 9.00 am - 5.30 pm

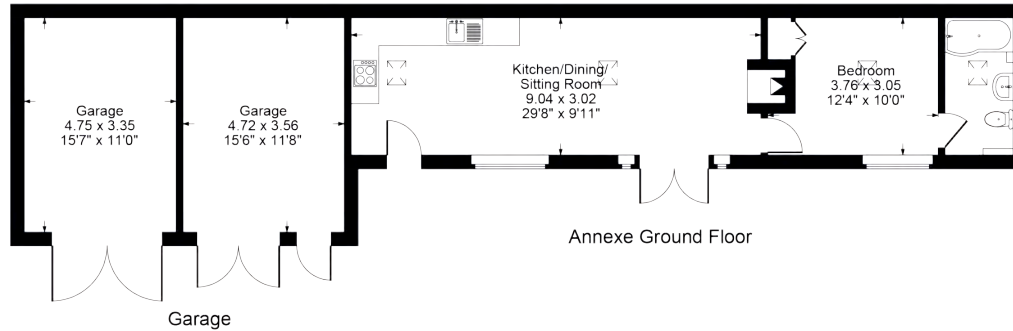
Saturday 9.00 am - 4.30 pm

Sunday Appointments by arrangement

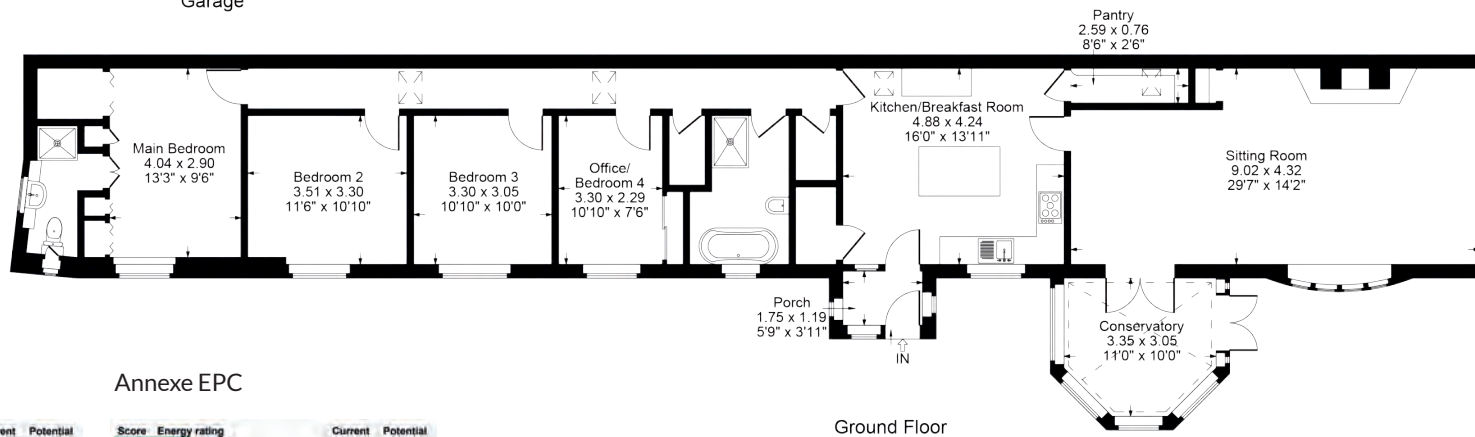
Directions

The postcode is B50 4HB.

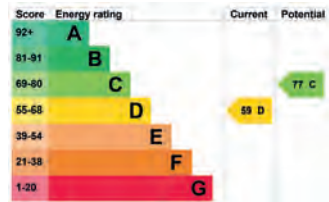




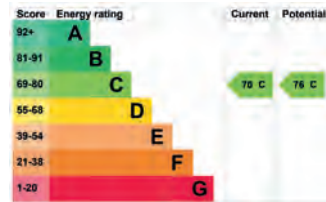
Approximate Gross Internal Area
 Ground Floor = 150.42 sq m / 1619 sq ft
 Annexe Ground Floor = 44.14 sq m / 475 sq ft
 Garage = 33.35 sq m / 359 sq ft
 Total Area = 227.91 sq m / 2453 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Broomyard EPC



Annexe EPC





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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.



CLARE REEVES

PARTNER AGENT

Fine & Country Stratford-upon-Avon

T: +44 (0) 7836 269 363

E: clare.reeves@fineandcountry.com

YOU CAN FOLLOW ON



We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Stratford-upon-Avon
Elizabeth Court, Church Street, Stratford-upon-Avon, Warwickshire, CV37 6HB
01789 332600 | stratford@fineandcountry.com

