



Grove.

FIND YOUR HOME

The Old Barn, Churchill, DY10 3LY

Guide Price £390,000

# The Old Barn

Grove Properties Group are delighted to present this beautifully maintained two bedroom barn located in the charming village of Churchill.

Situated within a complex of converted barns, this home is ideal for those looking for a quiet environment whilst also being part of a pleasant small community of neighbours.

The property offers a cosy living room with feature fireplace, large kitchen with ample room for a dining area, separate utility and downstairs w.c. Upstairs you will find the two double bedrooms, the main with a dressing area and the house shower room.

A sunny patio area allows for seating to enjoy the warmer months and residents can enjoy the communal greenspace to the front and rear of the property.

Residents benefit from an allocated parking space in the communal courtyard car park at the front and a garage to the rear accessed via driveway.





### Approach

Approached via residents courtyard parking with allocated space and two visitor spaces. Steps and pathway through the communal garden lead to the property.

### Entry Hall

With double glazing window to front, central heating radiator and tiling to floor. There are stairs to the first floor landing with understairs storage cupboard and doors lead to:

### Kitchen 16'8" x 9'6" (5.1 x 2.9)

With two double glazing windows to rear, central heating radiator and tiling to floor. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl sink with drainage and integrated appliances include dishwasher, fridge freezer, AEG oven, grill, microwave and AEG hob with extractor fan overhead. There is also ample space for a dining table and chairs and further door leads through into the utility.

### Utility

With double glazing window to rear, central heating radiator and tiling to floor. There are fitted wall and base units with worksurface over and space and plumbing for white goods.

### W.C.

With obscured double glazing window to front, central heating radiator, tiling to floor, fitted vanity sink and w.c.

### Lounge 11'1" max 6'6" min x 21'3" max 3'7" min (3.4 max 2.0 min x 6.5 max 1.1 min)

With dual aspect double glazing windows to side and rear, central heating radiator and feature fireplace.

### First Floor Landing

With double glazing window to front, large store cupboard and doors leading to:

### Bedroom One 11'9" x 18'0" (3.6 x 5.5)

With dual aspect double glazing windows to side and rear, two central heating radiators and feature beams throughout. Door leads through into the dressing room.

### Dressing Room

With obscured double glazing window to rear, central heating radiator and ample fitted storage with hanging rails and drawers.



**Grove.**

FIND YOUR HOME



#### Bedroom Two 10'2" x 10'2" (3.1 x 3.1)

With double glazing window to rear, central heating radiator and access to loft space via hatch.

#### Bathroom

With obscured double glazing window to front, central heating radiator, chrome heated towel rail and tiling to splashback and shower. There is a fitted vanity unit with hand wash basin, low level w.c. and walk in shower with hand held and drench head over.

#### Outdoor Space

The property benefits from the use of a lovely patio area to the side, providing space for garden furniture to sit out and enjoy the warmer weather along with communal green space to the front and rear of the property.

#### Garage 7'10" x 16'4" (2.4 x 5.0)

Located at the rear of the development and accessed via residents driveway.

#### Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

#### Council Tax

Tax band is

#### Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

# Grove.

FIND YOUR HOME



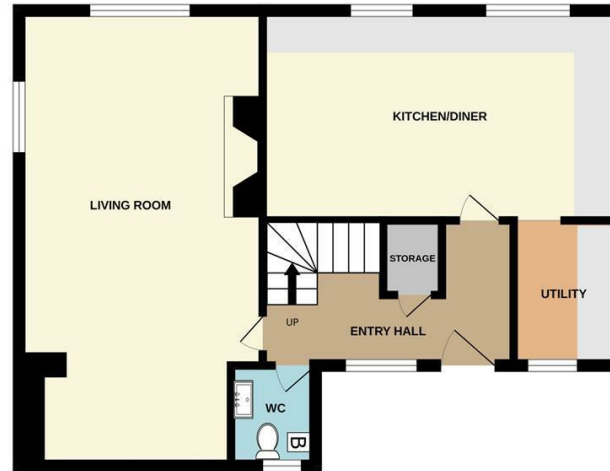
## Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

## AGENTS NOTE

Residents are not permitted to keep dogs. The owners have an 1/8th share in the Management Company which owns the surrounding land around the barn conversions. There is a charge of £65.00 per calendar month payable to cover maintenance and gardening.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

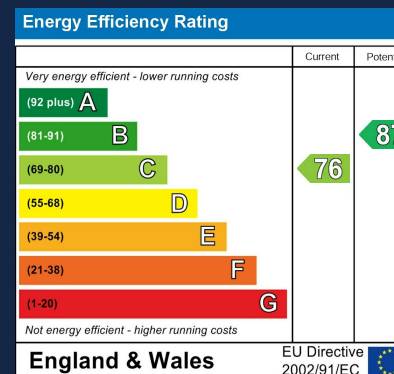
**IMPORTANT NOTICE:** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or it's value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alternations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



# Grove.

FIND YOUR HOME

Hagley  
129 Worcester Road  
Hagley  
DY9 0NN  
T: 01562 270 270

E: [hagley@grovepropertiesgroup.co.uk](mailto:hagley@grovepropertiesgroup.co.uk)

W: [www.grovepropertiesgroup.co.uk](http://www.grovepropertiesgroup.co.uk)