



Home Meadow Barn

Rowney Green, B48 7QU

Andrew Grant

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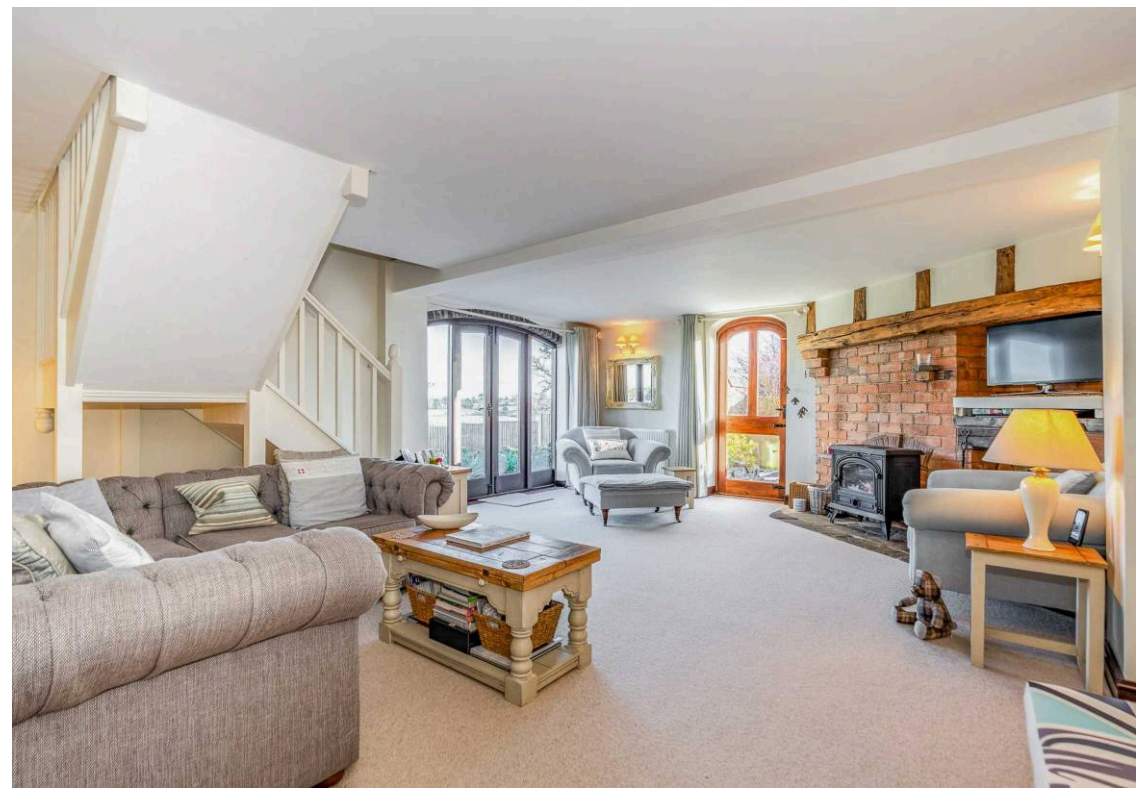
3 Bedrooms 2 Bathrooms 3 Reception Rooms

An attractive Grade II curtilage listed barn conversion offering flexible living space, countryside views and a superb village setting, combining character and practicality within one of Worcestershire's most desirable locations.

- Grade II curtilage listed barn conversion providing well balanced accommodation over two floors.
- Exposed structural features, strong natural light and an excellent internal flow.
- Garden with open views across surrounding countryside.
- Garage and shared driveway offering convenient parking and storage.
- Incredibly sought after location within Rowney Green.

Home Meadow Barn is a highly appealing Grade II curtilage listed barn conversion forming part of a small and attractive collection of former agricultural buildings along the sought after Rowney Green Lane, offering well balanced accommodation with a natural flow suited to modern living. The ground floor provides generous and flexible space including a welcoming hall, boot room and pantry area, ground floor shower room, a well placed kitchen breakfast room, a living room with a strong connection to the garden, a spacious dining room and a separate study. Upstairs, there are three double bedrooms arranged around the family bathroom, with the primary bedroom approached via a dedicated dressing room, while the downstairs shower room adds further practicality. Outside, a courtyard leads to a garden with open rural views, complemented by a garage and shared driveway.

1917 sq ft (178 sq m)





The kitchen/breakfast room

The kitchen breakfast room sits at the heart of the house, offering a welcoming and practical space for everyday living. Arranged for both cooking and informal dining, it connects naturally with the surrounding rooms, enhancing the flow of the ground floor. Characterful finishes reflect the barn's origins, while windows invite natural light and provide pleasant views throughout the day.





The layout is thoughtfully planned, with clear working areas and space for a breakfast table, making it ideal for relaxed family meals or morning coffee. A range-style cooker forms a natural focal point, complemented by generous worktop space and integrated appliances that ensure the room works smoothly for modern family life. Positioned close to the dining room and living room, this space works perfectly for entertaining while remaining comfortable and functional for daily use.





The dining room

The dining room provides a well defined and generous space ideal for hosting family meals and social occasions. Positioned to enjoy a natural connection with the living room, it supports easy movement when entertaining. Doors open to the outside, drawing in natural light and creating a pleasant setting that works equally well for everyday dining and larger gatherings.





The living room

The living room is a welcoming and well proportioned space for relaxation and entertaining. Exposed beams and a substantial brick fireplace introduce character, with a wood-burning stove forming a natural focal point. Doors open to the courtyard and garden, strengthening the connection with the countryside beyond. It flows naturally to the dining room while retaining a comfortable sense of separation, making it ideal for everyday living and social occasions.



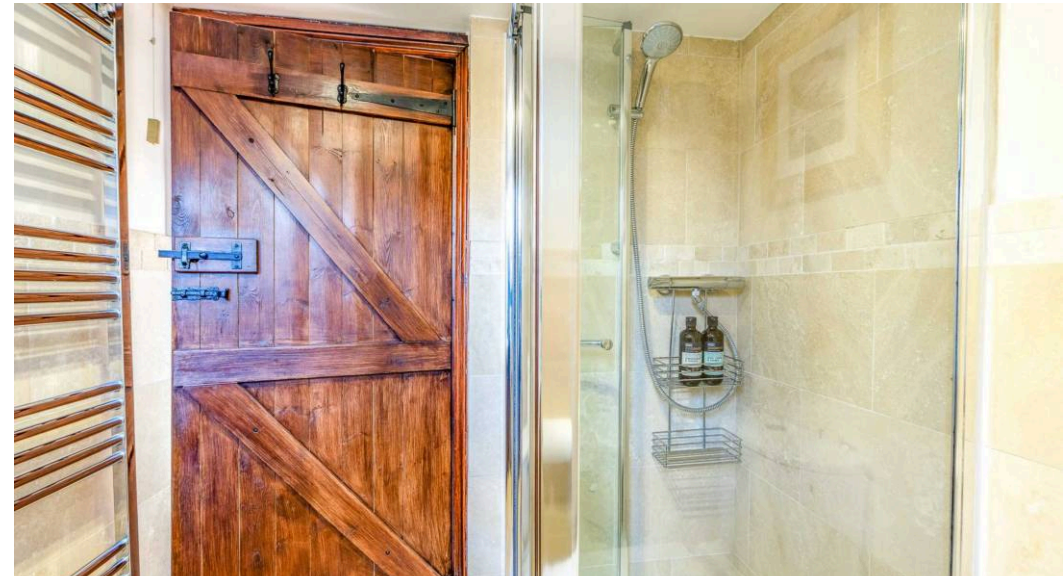
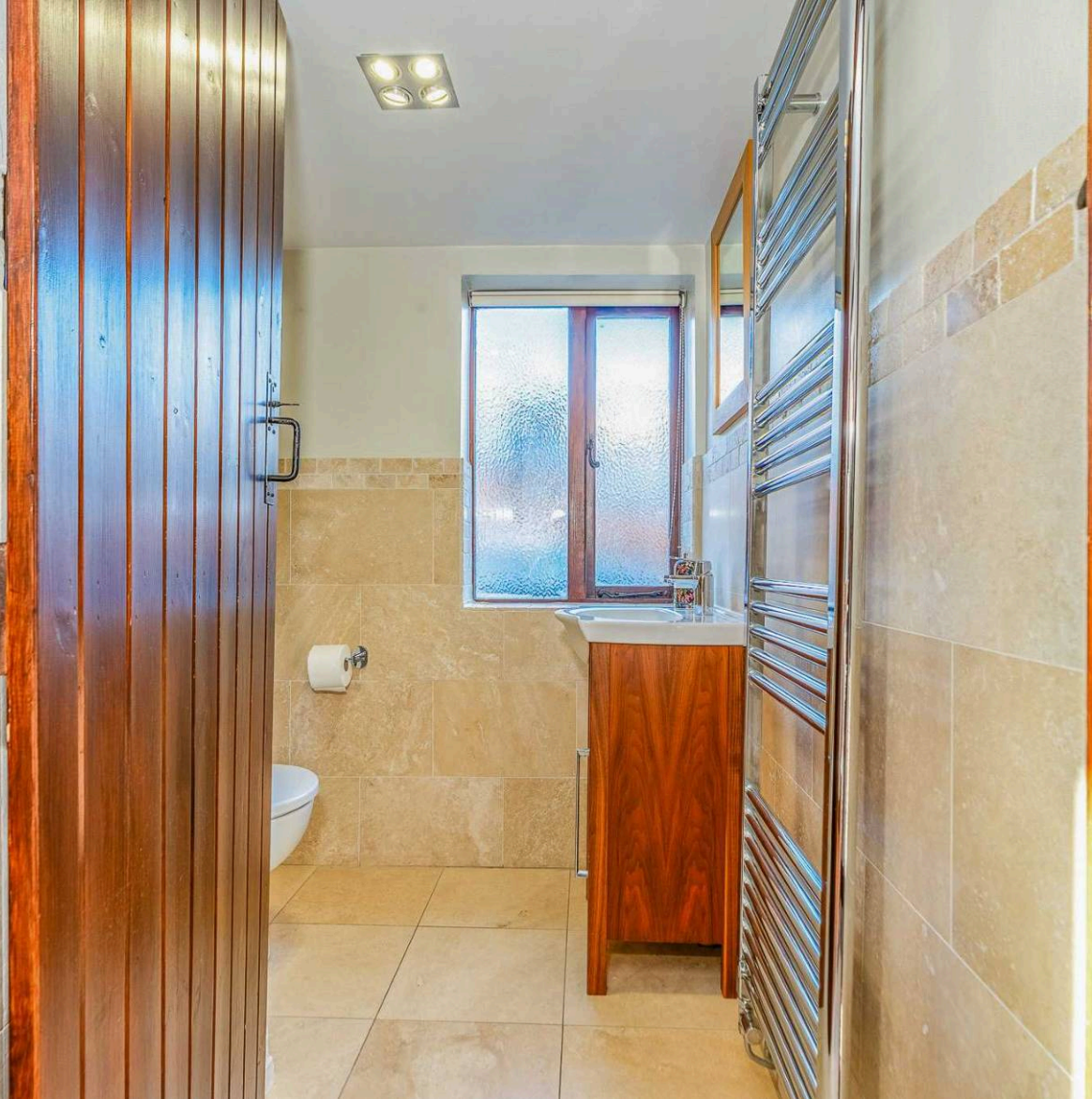




The study

The study offers a practical and flexible space suited to home working or quiet use. Positioned away from the main living areas, it provides a sense of privacy while remaining well connected to the ground floor layout. Natural light enhances the room, making it a comfortable environment for focused work.





The shower room

The ground floor shower room provides a valuable additional facility, ideal for guests and everyday use. Positioned conveniently off the main hallway, it supports flexible living and busy routines, featuring a shower cubicle, WC and wash basin.. The layout is practical and easy to use, making it a useful complement to the first floor bathroom and enhancing the overall functionality of the house.



The entrance hall and utility

The entrance hall creates a welcoming first impression and provides an easy flow through the ground floor. It leads naturally to the principal living spaces and the "boot room"/pantry area incorporates practical storage. The adjoining utility room is thoughtfully positioned, offering dedicated space for household tasks and day to day organisation while keeping the main areas clear and uncluttered.





The primary bedroom

The primary bedroom enjoys a peaceful position on the first floor and is approached through a dedicated dressing room, creating a sense of privacy and separation, with a sink positioned within this area. Character features add charm and interest, while rooflights introduce natural light. This arrangement provides a calm retreat, well suited to everyday living and long term comfort.







The second bedroom

The second bedroom is positioned on the first floor and offers a comfortable and well proportioned space suitable for family or guests. Natural light enters through the windows, creating a bright and welcoming atmosphere, while integrated storage adds practicality. Its location close to the family bathroom enhances convenience and the layout allows flexibility for a range of everyday needs.





The third bedroom

The third bedroom is located on the first floor and offers a versatile space well suited to a range of uses. Currently used as a study, it has previously been used as a double bedroom and then as a twin bedroom. Natural light and character features create a pleasant atmosphere, while the layout works comfortably for family living or guests. Its position within the house provides a sense of privacy while remaining close to the family bathroom.





The bathroom

The family bathroom is positioned on the first floor and serves all three bedrooms with ease. It features a thoughtfully arranged layout that suits everyday routines and relaxed use. Natural light and character details add interest, while the setting provides a calm and practical space that complements the accommodation across the upper level.





The landing

The first floor landing forms an attractive central space linking all three bedrooms and the family bathroom. Full of character, it provides a natural sense of flow and separation from the ground floor, with space that feels open and considered. This area enhances privacy while reinforcing the home's balance of charm and everyday practicality.



The courtyard

The courtyard forms a private and inviting outdoor setting, ideal for both relaxed everyday use and entertaining. Arranged across paved seating areas, it offers a natural extension of the living space with room for dining, socialising and quiet moments outdoors. Also within the courtyard is a dedicated log store, providing useful external storage. Enclosed by traditional brick walls, the setting enjoys a sheltered feel while still allowing open views across the surrounding countryside.





The garden

The garden provides a private and peaceful setting with open countryside views that enhance the rural atmosphere. Enclosed boundaries create a sense of seclusion while allowing the outlook to remain wide and uninterrupted. A lawn is complemented by established planting and defined borders, offering interest throughout the year. The layout suits both everyday enjoyment and relaxed outdoor entertaining, with direct access from the house and courtyard.







The driveway and parking

The property benefits from a garage and parking via a shared driveway, with an electric vehicle charging point in place. This arrangement provides practical storage and everyday convenience while maintaining the character of the setting. The approach to the house feels orderly and well considered, supporting both resident and visitor access.

Location

Home Meadow Barn is located on Rowney Green Lane, a highly regarded rural setting known for its attractive countryside, quiet lanes and strong sense of community. The area offers a peaceful semi rural environment while remaining practical for everyday life, with a selection of local amenities available within the surrounding villages and nearby centres.

Rowney Green is well regarded for access to a range of schooling options, with respected primary and secondary schools available locally and across the wider area, making it appealing to families seeking a balance between country living and education.

Transport connections are a notable advantage. A nearby railway station provides regular services to Birmingham New Street and beyond, supporting commuting and leisure travel, while road links offer convenient access to the wider motorway network including the M42, M40 and M5. Birmingham International Airport and train station is 30 minutes away. This setting combines countryside surroundings with excellent connectivity, making it well suited to modern living.

Services

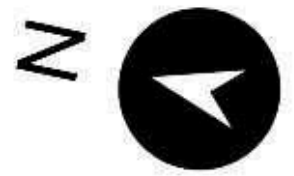
The property benefits from mains gas, electricity and water. Drainage is supplied via a septic tank and broadband connectivity is provided through optical fibre to the premises.

Council Tax

The Council Tax for this property is Band F.

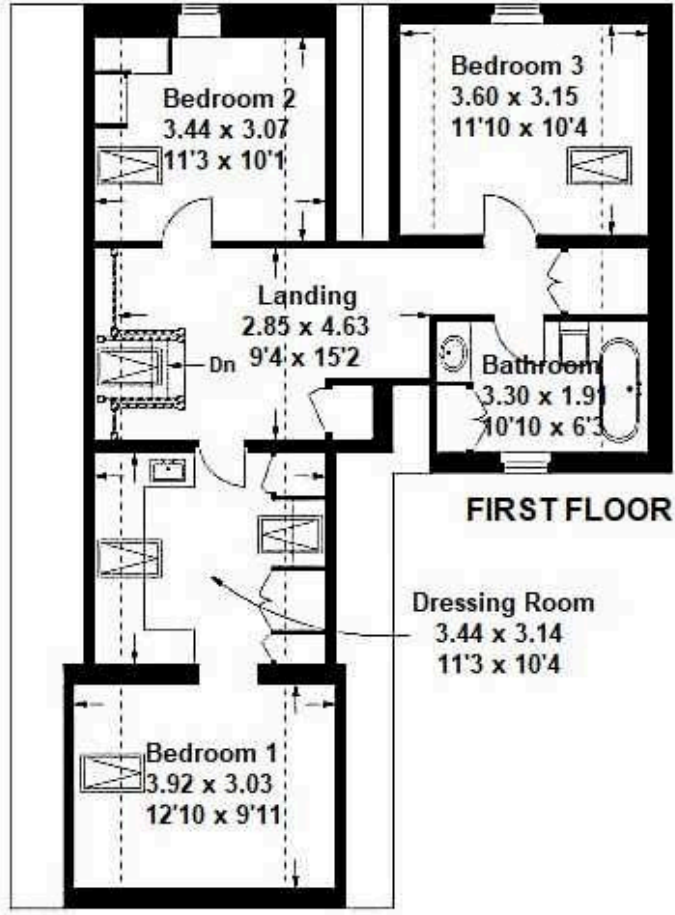
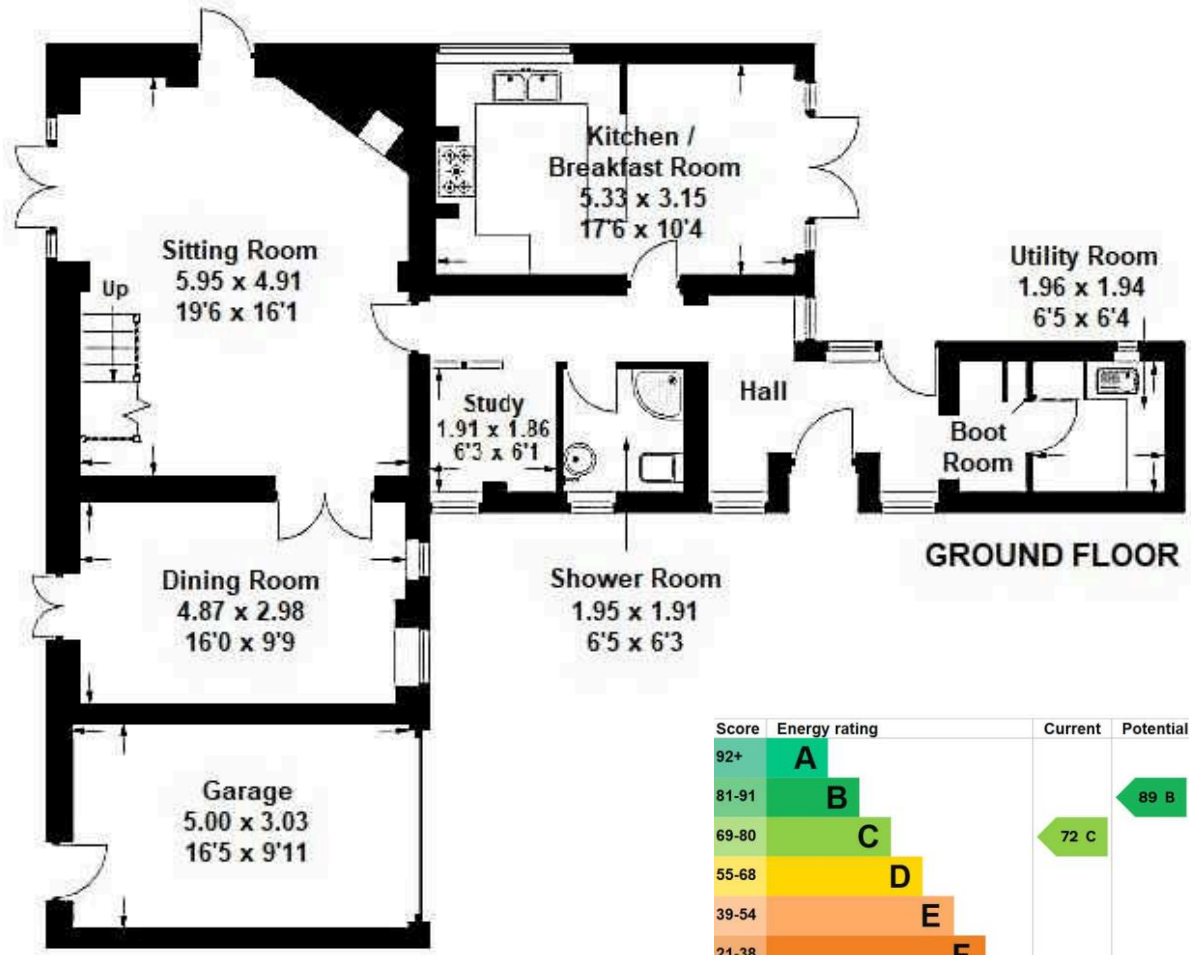


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Approx. Internal Area: 163 sq m / 1756 sq ft
 Garage: 15 sq m / 161 sq ft
 Total: 178 sq m / 1917 sq ft

Not to scale, for identification purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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