



Windmill Barn
Buntsford Hill | Stoke Heath | Worcestershire | B60 3AP

FINE & COUNTRY

WINDMILL BARN

Windmill Barn is a delightful four bedroom, Grade II Listed, semi-detached barn conversion situated in a rural location in the popular area of Stoke Heath near Bromsgrove. Approached via a gravelled driveway, the property is one of four barns in an idyllic setting which benefits from period features including beams and oak doors. Tastefully decorated throughout with a stunning galleried oak landing enjoying views across the gardens, this family home is one not to be missed. As well as the ample accommodation, the property has a triple garage with a workshop area, private gardens and enjoys a nice outlook over a courtyard garden.



Ground Floor

The front door is approached via the courtyard and leads into a substantial hallway with flagstone flooring and a stunning oak staircase. The main reception rooms are all located off this hallway, including the dining room which has an attractive stone wall and a handy hatch to the kitchen. This room leads to the principal sitting room which has a stone fireplace with log effect gas burner. The room is light and airy with double aspect windows and patio doors leading to the garden. The kitchen can be approached from the private driveway to the rear of the property, and has a wealth of cream units with a built in dishwasher and fridge, and has butcher block wooden work surfaces as well as an Everhot range cooker. A useful utility room is located next to the kitchen and has a sink, a Miele washing machine and freezer which will be included in the sale. This room also has a door which leads to the rear courtyard patio and to the garaging. There is a downstairs cloakroom with WC and vanity unit, and an area for coats. A study/second sitting room has lovely views of the rear courtyard and is perfect if you work from home.





Seller Insight

“This beautifully converted barn is full of historic charm, yet offers all the comforts of modern living in a rural yet well connected community.”

“Windmill Barn in Stoke Heath is a fabulous and imposing house,” says the vendor. “Formerly a threshing barn for Tan House Farm, it has delightful glazed screens on either side, through which the horse and loaded cart would pass for the straw and hay to be unloaded, and then move on. It has a wealth of rustic beams and a stunning galleried landing providing a wonderful sitting area from which to look down on the courtyard, especially for a morning cup of tea! The sitting room, with its log effect remote control gas fire, is lovely and cosy in the winter, while in summer the patio doors leading out to the mature, well stocked garden provide the perfect opportunity to enjoy some refreshment in the sunshine or shade. Windmill Barn also benefits from having a huge triple garage, large enough to indulge any hobby plus vehicles!”

My parents bought the property 24 years ago,” the vendor continues, “and my mother has lived there ever since. During that time, she had a new Shaker style kitchen fitted, complete with an ‘Everhot’ electric oven which keeps the kitchen cosy if left on, as she missed having an Aga. Most recently, a new en-suite shower room was also installed.”

Outside, the immediate surroundings are exquisitely rendered. “The house is part of a small, picturesque endave of four dwellings,” says the vendor, “which include a stable and granary, all beautifully converted by the developer back in the 1980s, with superb attention to detail and each with their own private gardens. It is a great little community in which to live.”

Beyond the bounds of the development, the local area has much to offer, too. “Being set back from Buntsford Hill, the property is situated in a rural area, yet within walking distance of local amenities,” says the vendor. “Avoncroft Museum of Historic Buildings, with its iconic windmill (after which the house is named) is up the road, and there is a popular canal side gastro-pub, The Queen’s Head, in the other direction. There are plenty of delightful walks from the house including The John Corbett Way and along the canal to Tardebigge Reservoir. Within a mile’s radius are several useful businesses including two supermarkets, a petrol station, car sales, repairs, spares and tyres, DIY shops, a butcher and post office. St Michael’s Church, in Stoke Prior, serves the local community with events in the church and the village hall. Slightly further afield are first and middle schools, Bromsgrove South secondary school and the independent Bromsgrove School. Windmill Barn is well placed for bus and train links, and easy access to the M5 and M42 motorways. Within the area are Webbs Garden Centre, the Jinney Ring Craft Centre and National Trust’s Hanbury Hall.”*

*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.









First Floor

The oak staircase leads to the first floor and to an impressive galleried landing which has space for a sitting/reading area and a large triple airing cupboard. There are four bedrooms with feature oak beams and a family bathroom. The main bedroom has a wealth of built in wardrobes and a dressing table, as well as a recently refurbished en-suite shower room. The further three bedrooms are all substantial double rooms with vanity units built in, and bedrooms two and three benefit from built in wardrobes. The family bathroom has a bath with a shower over, WC and a vanity unit.











Outside

The property is approached via a long gravelled driveway off Buntsford Hill. This leads to a driveway for Windmill Barn which has a wooden gate. There is a delightful south facing garden which is mainly laid to lawn with pretty borders. There is a triple garage which has a workshop area and could be converted (subject to planning permission) into office space or further accommodation. A private courtyard patio area to the rear of the barn enjoys the evening sun and has an attractive iron gate.

The four barns in the development share a lawned area with a focal centre piece which is approached through a wooden gate, and each property has an area for sitting and enjoying the quintessential English gardens.









LOCATION

Bromsgrove is a former market town, identified in The Domesday Book, lying 16 miles North East of Worcester and 13 miles South of Central Birmingham. It gives its name to the district council, within Worcestershire, that administers the town and surrounding semi-rural landscape, predominately to its North and East, bordering Birmingham, Wyre Forest and Wychavon.

The town has a thriving community with well supported football, cricket, rugby, tennis and hockey clubs. There is an increasingly prolific gastro culture with cafes, restaurants and pubs, as well as a variety of high street names including Waitrose. For days out and recreation, Bromsgrove is well placed for ready access to the North Cotswolds and Broadway, as well as Stratford-upon-Avon, Great Malvern and The Malvern Hills, and Ludlow.

The M5 motorway (accessed via J4 of The M5 at Lydiate Ash, J1 of the M42 at Lickey End or J5 at Wychbold), provides for ready access to the North and South West, West Birmingham and the surrounding industrial and commercial areas as well as Cheltenham and its Racecourse, Gloucester and Bristol. The M42 also offers access to Birmingham International Airport and the North East. Road travel to London is best via the M40 or M6/M1, both accessible from the M42.

The train station, Worcestershire Parkway, situated to the East of Worcester, off Junction 7 of the M5, is also intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

The Cathedral City of Worcester, lying on the banks of The River Severn, provides for high street and boutique shopping, and is characterised by one of England's great Cathedrals, County Cricket Ground, Premiership Rugby Club, Racecourse and University.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School (within the town itself), Winterfold House at Chaddesley Corbett, Malvern College, The Kings Schools and Royal Grammar School at Worcester, The King Edwards Schools in Birmingham, and The Alcester Grammar School at Alcester in Warwickshire.





Services

Mains gas, electricity and water.
 Private drainage – Biodisc water treatment plant.
 There is a modest annual charge for the four properties for maintenance of the driveway and water treatment plant.

Tenure
 Freehold

Local Authority
 Bromsgrove District Council
 Council Tax Band G

Viewing Arrangements
 Strictly via the vendors sole agents Fine & Country on 01905 678111.

Website
 For more information visit www.fineandcountry.com

Opening Hours:
 Monday to Friday 9.00 am - 5.30 pm
 Saturday 9.00 am - 1.00 pm

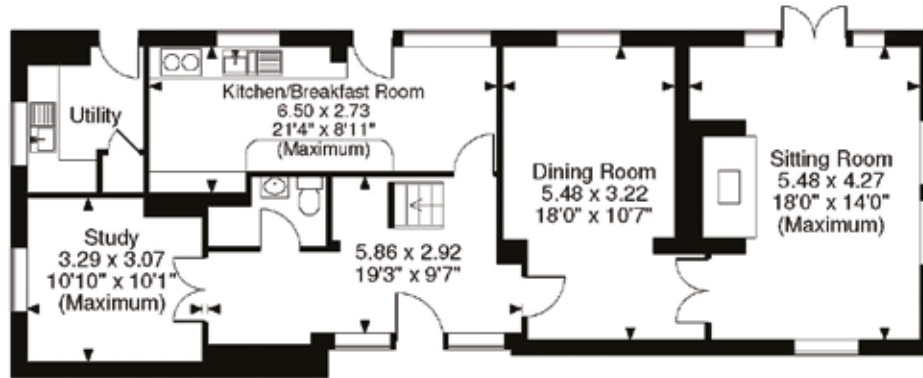
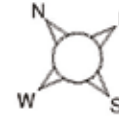


Windmill Barn, Buntsford Hill, Stoke Heath, Bromsgrove

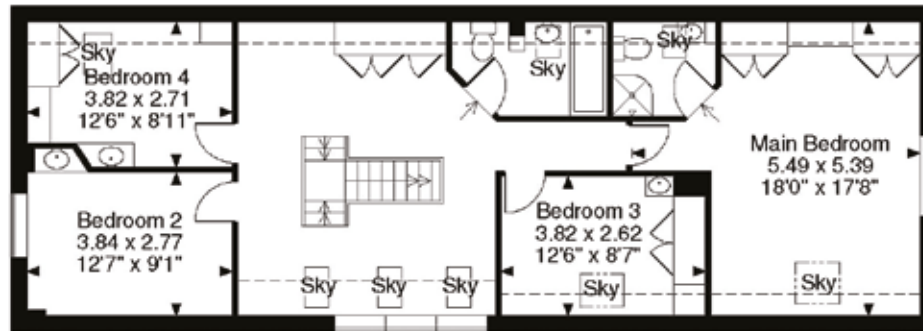
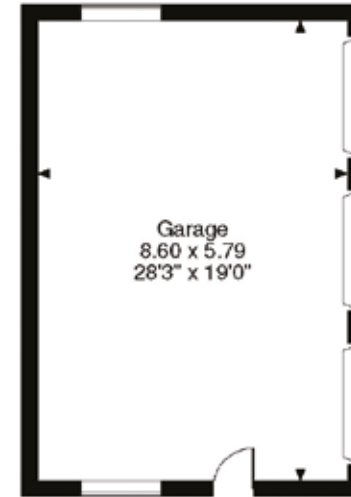
Approximate Gross Internal Area

Main House = 1829 Sq Ft/170 Sq M

Garage = 536 Sq Ft/50 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
91-91	B		
89-80	C		
85-68	D	80 C	
35-64	E	57 D	
21-35	F		
1-20	G		





VANESSA BRADFORD

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Vanessa is a Real Estate specialist who has worked within the upper quartile of the property market for many years and demonstrates exceptional knowledge, experience and skill. She shows owners how to achieve the best possible prices for their homes and uses her considerable negotiating skills to ensure that all offers reach their full potential. She has grown up in Worcestershire and lives with her husband, daughter and 4 dogs in the small hamlet of Oddingley. She supports the Fine and Country Foundation, helping the homeless and less fortunate by organising charity events locally. In her spare time, she loves walking her dogs, cooking and travelling.

YOU CAN FOLLOW VANESSA ON



Absolutely fantastic. The best service from any estate agent - and I've met a few. Vanessa is a superb professional, and exceeded all our expectations both in her approach and what she achieved in selling our house, sold the weekend it went on the market. Thanks to her and the whole team. Highly recommended."



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 the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the 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.

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