



Holyoakes Barn
Holyoakes Lane | Bentley | Worcestershire | B97 5SR

FINE & COUNTRY

HOLYOAKES BARN

A highly individual character barn conversion in a sought-after rural setting within north Worcestershire. Situated in a convenient location for easy access to the railway and motorway access locally. Holyoakes Barn is full of character and is currently configured with four reception rooms, farmhouse kitchen/breakfast room, four large double bedrooms and four wet areas. Outside is predominantly a front garden with a rear private courtyard area.



Ground Floor

- Hallway
- Kitchen/Breakfast Room
- Utility
- Dining Room
- Sitting Room
- Family Room
- Snug/Study









Seller Insight

“

It was the peaceful location which first attracted us to the property,” say the current owners of this beautifully appointed barn conversion, “nestled into a secluded courtyard and fronted by an extensive green lawn. We also loved the handsome red brick exterior, large windows and the generous proportions of the rooms, and could see that the house would be ideal for everyday family life and entertaining alike.”

“An old red brick barn, the house is full of character and unique features, whilst being perfectly designed and adapted to comfortable contemporary living,” the owners continue. “On entering the home, you are welcomed by a wrought iron spiral staircase and stunning chequered stone floor, setting the tone for the stylish yet homely atmosphere of the rest of the house. Each room has its own special feeling, from the wood panelled bathroom with freestanding tub, to the cosy sitting room with its inglenook fireplace and huge windows which flood the space with natural light. The gorgeous farmhouse style kitchen is the hub of the home with its wooden beams and AGA range, and nods to the property’s farmland location, being where everyone gathers together at the end of the day to chat, cook and eat together.”

“The location of the property offers the best of both worlds,” say the owners, “being within convenient reach of all the amenities of Bromsgrove and Redditch, with a local pub within walking distance just down the road and wonderful country walks in all directions. There are train stations and a bus stop nearby, as well as swift access to the M5 and M42 motorways. The property is also within easy distance of Tardebigge First School and schools at Bromsgrove including the renowned Bromsgrove School.”

“The cosy sitting room with a fire lit in the inglenook is very warm and welcoming in winter.”

“We have had countless gatherings, large and small, here at the Barn, with up to 60 guests in the house and garden celebrating birthdays and special occasions with us.”

“The courtyard serves as the perfect extension of the indoor living accommodation, offering a private al fresco dining and entertaining space where we can enjoy the tranquillity of the location.”

*“We shall miss the unique character of the house, as well as its peaceful location and secluded courtyard garden.”**

*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

- Main Bedroom with en-suite
- Large Landing
- Bedroom Two with en-suite
- Bedroom Three
- Family Bathroom
- Bedroom Four/Studio with kitchenette, WC and shower room accessed from the spiral staircase









Outside

- Front garden
- Private rear courtyard
- Garaging



LOCATION

Bentley Pauncefoot

Holyoakes Barn lies within the Parish of Bentley Pauncefoot, a rural area within the district of Bromsgrove, that also embraces Lower and Upper Bentley. The property is almost equidistant to both Bromsgrove (3 miles) and Redditch (3 miles).

The property is under a mile from Tardebigge, famous for its flight of locks and prominent Church spire, and just over 2 miles from Aston Fields; which has become a focal point for a lifestyle of gastro eateries, local shops and sports. The cricket, tennis & hockey club are in close proximity, as is the thriving Bromsgrove Rugby Club. The village of Blackwell, which gives its name to the highly regarded golf club, that was founded in 1904, is also only 3 miles away.

Central Birmingham is 15 miles to the North. It is a city of international importance, both commercially and culturally, as defined by its magnificent Library, Town Hall and Symphony Hall; the home of The Birmingham Symphony Orchestra.

The County Town and Cathedral City of Worcester, lying on the banks of The River Severn, is some 15 miles South West, providing for high street and boutique shopping, and characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University.

The M42 motorway, accessed via J2 at Hopwood, enables onward travel to the North East, East and South East via the M1 and M40 Motorways. The M5 may be accessed at Lydiate Ash, J5 at Wychbold, or J1 of the M42 at Lickey End) providing for ready access to the North West and South West. West Birmingham and the surrounding industrial and commercial areas, as well as Cheltenham and its Racecourse (38), Gloucester and Bristol (76 miles). The M42 also offers access to Birmingham International Airport (22 miles). Road travel to London (118) is best via the M40 or M6/M1, both accessible from the M42.

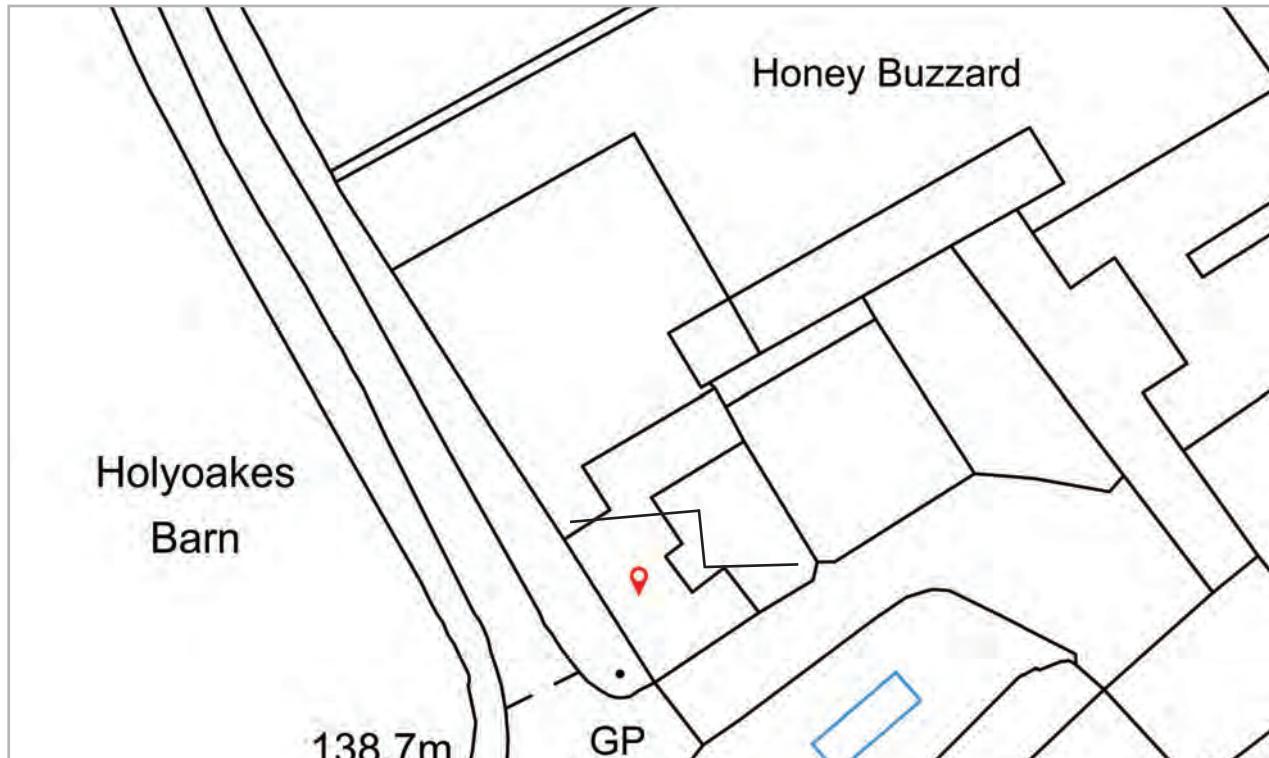
The Parkway Railway Station at Warwick enables fast access to the capital and the electrified "Cross City" line, accessed at Bromsgrove or Alvechurch (4 miles), offers access to central Birmingham for fast onward travelling around the UK and to London. The newly opened Worcestershire Parkway Railway station, 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.

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 (4 miles), Malvern College (26 miles), The Kings Schools and Royal Grammar School at Worcester (15 miles), The King Edwards Schools in Birmingham and the Alcester Grammar School at Alcester (11 miles) in Warwickshire.

For days out and recreation, Holyoakes Barn is well placed for ready access to the North Cotswolds and Broadway (26 miles) as well as Stratford-upon-Avon (19 miles), Great Malvern (25 miles) and The Malvern Hills, and Ludlow (41). The West coast of Wales, at Aberdovey, is 112 miles.







Services
Mains water, electricity, private drainage and oil central heating

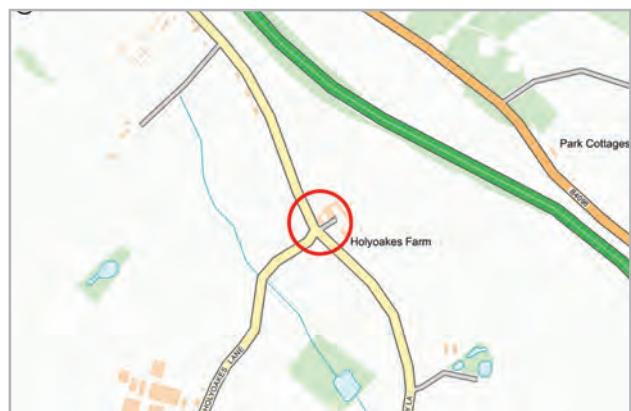
Tenure
Freehold

Local Authority
Bromsgrove District Council
Council Tax Band G

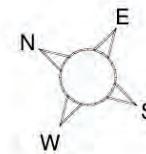
Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01905 678111.

Website
For more information visit www.fineandcountry.com

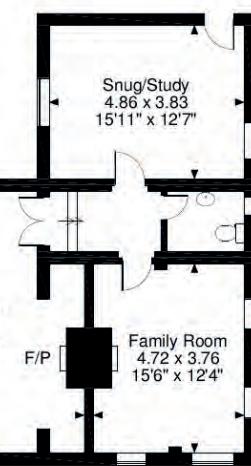
Opening Hours:
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm



Holyoakes Barn, Holyoakes Lane, Bentley, Redditch
Approximate Gross Internal Area
Main House = 3688 Sq Ft/343 Sq M
Garage = 259 Sq Ft/24 Sq M



Ground Floor



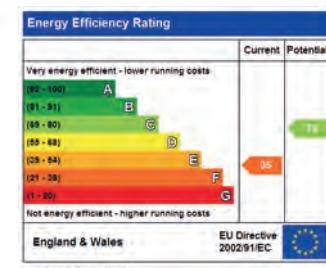
First Floor



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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“Halina and Richard were thoroughly professional and brought a difficult sales process to a successful conclusion. Halina and Richards combined energy and experience work extremely well and we would recommend them for any future house transaction.”

“



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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.

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