



Grafton Lane, Bromsgrove

£550,000

Features:

- A substantial four bedroom barn conversion
- Located close to Grafton Manor in Upton Warren
- Living room, dining room, office/playroom
- Kitchen/diner & utility room
- Ground floor w.c. Main shower room
- Master bedroom has wardrobes and ensuite
- 6 car parking to driveway. Surrounding land with far reaching views
- Grade 2 Listed ****OFFERED WITH NO ONWARD****

Description:

A truly striking four-bedroom barn conversion, occupying an incredible setting, close to Grafton Manor. The property has far reaching views across corn fields towards Upton Warren Lake and the Malvern Hills. Although the property is rural, it is only minutes from Rock Hill, making Bromsgrove Private school attainable, a major supermarket and a retail park as well as the town centre shops, bars and restaurants. Easy access along the A38 spine route will bring you to the M5 motorway junction and beyond into Worcester and trains are reachable in Aston Fields. The property is approached via gates which lead down a long-shared driveway, this then brings you into the parking area in front of the house. The property has retained its character featuring vaulted ceilings, exposed beams and brick work enhancing the internal specifications which briefly comprise: Reception hallway, with flag stone floor, turned stairs, double doors at the far end into the garden and access to the ground floor w.c. and the utility room. To the left is a formal dining room, which could easily double up as a sitting room or make further ground floor bedroom provision. The kitchen/diner is dual aspect, offering a range oven, plus an electric double hob with built in microwave beneath, there is a 3/4 integrated fridge with pull out storage aside. The dining area has a door leading into the living room reached by a platform wooden staircase reaching down into this 28ft wide room, with vaulted wood ceilings, stone fireplace with gas fire, patio doors to the garden and wooden flooring. A further room to the far end would make a great office/playroom or potential bedroom 5. The first floor has a galleried landing making the most of the stunning views, from which is placed the master bedroom with fitted wardrobes and draws and access to a larger than average en-suite bathroom. Double bedroom two, large single bedroom three with wardrobes and an impressive main shower room compliments this rest of this upper floor. Outside: A well maintained front garden is filled with flowering shrubs, aside the ample driveway providing parking for multiple cars. The sunny aspect rear garden has a raised patio area and gently sloping steps towards the lawn, giving way to an opening leading to the single garage part of a row of three. Other benefits of note include: A screened bin area, house alarm, oil fired central heating system, double glazing to wood framed windows and doors.



Details:

Reception Hallway

Ground floor w.c.

Kitchen/diner

20' 0" x 14' 9" both max (6.09m x 4.49m)

Dining/sitting room

13' 10" x 11' 7" (4.21m x 3.53m)

Living Room

28' 9" x 15' 6" (8.76m x 4.72m)

Office/playroom

15' 8" x 12' 6" (4.77m x 3.81m)

Utility Room

11' 10" x 6' 5" (3.60m x 1.95m)

Stairs rise and turn to the galleried landing

Master Bedroom

14' 0" max w x 12' 7" max d (4.26m x 3.83m)

Ensuite Shower Room

11' 4" x 6' 8" (3.45m x 2.03m)

Bedroom 2

11' 9" x 10' 4" (3.58m x 3.15m)

EPC Rating:

Council Tax Band: (tbc by solicitors).

Tenure: (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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GROUND FLOOR 1346.84 sq. ft.



(125.13 sq. m.)

FIRST FLOOR 707.9 sq. ft.



TOTAL FLOOR AREA : 2054.63 sq. ft. (190.88 sq. m.) approx.

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.

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