

AP MORGAN



The Barn, Spring Lane, Romsley
Asking Price £1,195,000

Features:

- Contemporary barn conversion, extensively refurbished to a high-specification finish
- Over 3,350 sq. ft of versatile living space, ideal for modern family life and entertaining
- Four double bedrooms, including master-suite with dressing room and en-suite, further en-suite, contemporary family bathroom and downstairs guest WC
- Large dedicated laundry providing both practicality and organisation and spacious plant room that has been intelligently configured to also serve as a home office
- Sought-after semi-rural setting in Romsley, offering countryside tranquillity with excellent connectivity
- Within catchment for highly regarded schools, including the prestigious Bromsgrove School
- Impressive dual electric gated in-and-out driveway providing both privacy and ample parking
- Triple detached garage, ideal for vehicles, storage, or potential conversion (STPP)
- Advanced security system with alarm, night vision CCTV, and internal panic buttons for peace of mind
- Whole-house Mechanical Ventilation with Heat Recovery (MVHR) system, ensuring continuous filtered air and heat efficiency from extracted air
- Solar panels to front and rear of triple garage further support energy efficiency

Description:

The Barn, Spring Lane, Romsley, a prime example of a recently converted and extensively renovated barn, finished throughout to an exceptional specification and standing entirely alone on a quiet rural lane in one of Worcestershire's most sought-after villages. This is a property that balances original agricultural character with genuinely high-end modern living, in a setting that is as rare as it is impressive.

The Barn

Approached via electric gates onto a generous drive with access to the triple garage, with a further gated entrance to the right providing alternative access to property that can comfortably accommodate parking up to nine vehicles.

The modern extension to the front is finished in cedar cladding and a Corten steel wrap, a considered nod to the agricultural heritage of the building. Inside, the ground floor has been thoughtfully arranged across a generous footprint. The main lounge and dining area is a striking space, almost ten metres wide, with three metre floor to ceiling bi-fold doors that cantilever open to maximise the countryside views and flood the south facing room with natural light.

Underfloor heating runs beneath the porcelain tiled floor, and steps rise through to the kitchen, family room and further accommodation beyond. The kitchen is a standout, fitted with calm matt finish wall and base units, neutral quartz-work-surfaces, a commanding Silestone wrapped central island, and a comprehensive range of Siemens integrated appliances including an induction hob with integrated extractor, two double fridge freezers, two ovens, microwave, warming drawer and a Quooker hot water tap.

The kitchen connects through to the sitting room, which features oak flooring, a double-sided log burner passing through to a dining area with a large bespoke fitted window and a sliding door through to a further reception room/snug beyond. Also on the ground floor is a spacious cloakroom and WC both with high ceilings and architectural glass features, a well-fitted laundry room with plumbing for appliances and a plant room / home office space neatly housing the underfloor heating, alarm, CCTV, boiler and Mechanical Ventilation Heat Recovery (MVHR) systems.

The first floor landing, lit by four windows to the front and a skylight to the rear, serves four well-proportioned double bedrooms. The master bedroom benefits from dual aspect windows, fitted sliding wardrobes, a dedicated dressing room and a private en-suite shower room.

Bedroom two also has its own en-suite. Bedrooms three and four both have fitted wardrobes and are served by a well-appointed family bathroom with P-shaped bath and overhead shower. Each bedroom is connected to the whole house MVHR system. A comprehensive CCTV system with six perimeter cameras and a fully maintained alarm system with internal panic buttons to provide additional security throughout.

The Grounds

The garden sits to the rear of the property, with a porcelain tiled patio leading out to a resin driveway and a generous lawn with well-established borders. Far reaching views extend across open countryside, on a clear day, the Malvern Hills are visible on the



horizon. The triple garage sits separately from the main house and is a substantial structure in its own right, with solar panels fitted to both pitches of the roof, oak double doors, power, lighting and a water feed. The space lends itself equally well to parking, or with scope to convert into a gym, home office or additional living accommodation subject to the relevant permissions.

Location

Spring Lane is a quiet rural lane with only a handful of properties, offering privacy and tranquility that is genuinely difficult to find at this proximity to a popular village. Romsley is within walking distance, the village has butchers, pub restaurants and the popular Rickyard Café alongside Romsley Country Stores for fresh local produce. The Clent Hills are moments away. Birmingham city centre is under thirty minutes by car and both the M5 and M42 provide straightforward motorway access for commuters.

Details:

Ground Floor

Guest W/C 2.10 x 1.74

Boot Room 2.10 x 1.74

Lounge/Diner 4.30 x 9.74

Kitchen/Breakfast Room 3.90 x 9.00

Sitting Room 3.90 x 3.84

Dining Area 3.90 x 3.60

Reception Room/Snug 3.90 x 4.20

Laundry Room 3.98 x 2.20

Plant Room 3.98 x 2.94

Double Garage 5.80 x 6.60

Single Garage 5.80 x 3.70

First Floor

Master Bedroom 4.06 x 4.11 Max incl wardrobes

Dressing Room 2.52 x 1.76

En-suite 2.48 x 1.51

Bedroom Two 4.06 x 3.58 Both max

En-suite 1.83 x 2.07 Max

Bedroom Three 2.38 x 4.39 Max incl wardrobes

Bedroom Four 2.38 x 3.26 Max

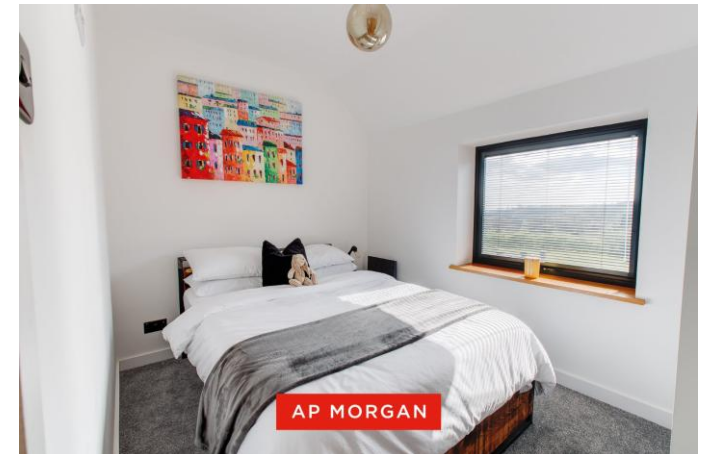
Bathroom 2.38 x 1.85

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

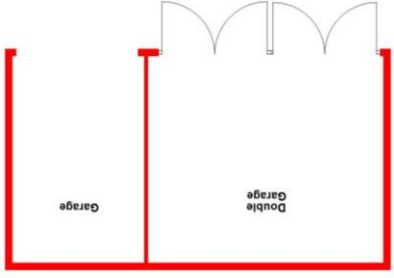
Need a solicitor?

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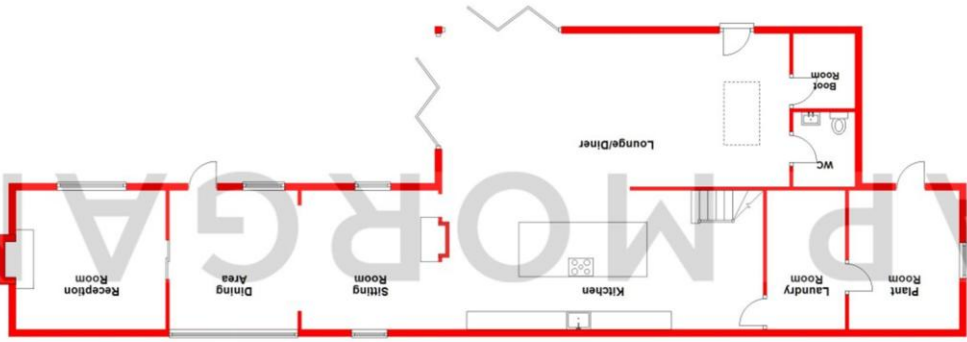
Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

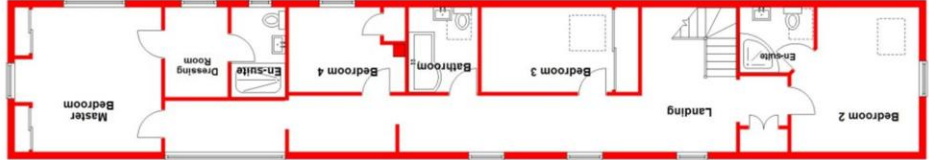
Triple Garage (Not Actual Location)
Approx. 643 sq. feet



Ground Floor
Approx. 1555 sq. feet



First Floor
Approx. 353 sq. feet



Total area: approx. 3353 sq feet
Please note: this plan is for illustrative purposes only and should not be used as a basis for any purchase. The vendor, systems and equipment shown here are not intended to be used as a basis for any purchase. This plan is for illustrative purposes only and should not be used as a basis for any purchase. The vendor, systems and equipment shown here are not intended to be used as a basis for any purchase.

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