

AP MORGAN



Valley Road, Bournheath, Bromsgrove
Offers in the region of £725,000

Features:

- Historical & characterful barn conversion
- Substantial living space of nearly 3,000 sq. ft
- Private plot amounting to approx. 1.15 acres
- Highly desirable village location of Bournheath
- Four double bedrooms with ground floor en-suite
- Lounge with vaulted ceiling & minstrel's gallery
- Formal dining room & large sitting room
- Stunning landscaped grounds with workshop, former cow shed, woodland & orchard.

Description:

Nestled within the desirable rural hamlet of Bournheath is Housmans Barn, a stunning and substantial four double bedroom barn conversion, thoughtfully extended over the years to provide a unique and generous family residence. Brimming with period charm and character, this remarkable home sits on a private and established plot of approximately 1.15 acres and enjoys a rich local history, with neighbouring ties to the renowned poet and scholar A. E. Housman, who was born in the adjoining former Valley House.

Internally, the home is entered via an enclosed porch, giving access to a guest WC and leading into the heart of the home. The lounge is a truly impressive space, boasting a substantial vaulted ceiling with skylights, exposed beams, a striking minstrel's gallery, and a cosy wood-burning stove. From here, there is access to a formal dining room and the integral garage. The charming country-style kitchen/diner features a Everhot electric range cooker, extensive work surfaces, and flows through to a dedicated utility space. Beyond, the layout continues to a spacious study or additional reception room, which steps up into a magnificent second sitting room, a later addition created from the former cowshed, featuring vaulted ceilings and original exposed timbers. To the rear of the ground floor, a generous bedroom benefits from an en-suite shower room and views over the rear garden.

Two separate staircases provide access to the first floor, which hosts the stunning minstrel's gallery overlooking the main lounge, three further well-proportioned double



bedrooms, and a large four-piece family bathroom suite with both bathtub and separate shower enclosure.

Externally, the grounds of Housmans Barn are a standout feature in their own right. Immediately outside the kitchen is a characterful reclaimed blue brick patio area, ideal for entertaining. Beyond lies a series of tiered lawns, a garden store, and a large fully powered workshop which has been built to the same building standards as the second sitting room and ground floor bedroom offering potential for conversion into further accommodation. The garden has been thoughtfully developed over the years, with formal lawn areas giving way to a more naturalistic landscape to the rear, complete with private woodland walks, an orchard of dwarf fruit trees, and areas rewilded to encourage biodiversity. A unique wood-fired hot tub adds a luxury touch, perfectly positioned to enjoy views across this beautiful, secluded plot.

Details:

Porch 1.42 x 1.66

Guest W/C 2.05 x 0.82

Lounge 5.20 x 6.52 Min excl stairs

Dining Room 3.36 x 3.50

Kitchen/Diner 4.16 x 4.18

Utility Room 1.80 x 4.18

Study 2.49 x 4.18

Sitting Room 7.16 x 3.87 Both max

Bedroom Four 4.80 x 3.91 Both max

En-suite 2.64 x 1.58

Garage 5.30 x 3.47

Workshop 3.76 x 3.91

Garden Store 3.16 x 5.72

Master Bedroom 4.60 x 4.38

Bedroom Two 5.08 x 3.45 Max incl wardrobes

Bedroom Three 3.37 x 3.82

Family Bathroom 4.15 x 3.52

EPC Rating: E

Council Tax Band: F (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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