

**AP MORGAN**



**Brook Road, Fairfield, Bromsgrove**  
Asking Price £950,000

**Features:**

- Substantial six-bedroom barn conversion set within approximately 2 acres
- Converted in 1998 by the current owners, retaining exposed beams and character features
- Flexible and generous accommodation ideal for family or multi-generational living
- Impressive range of outbuildings offering significant conversion and equestrian potential
- Brick-built store with loft space ideal for annexe or additional living accommodation (STPP)
- Extensive driveway providing parking for multiple vehicles
- Landscaped gardens with private paddock backing onto open countryside
- Connected to mains gas, mains water and mains drainage

**Description:**

Set within approximately two acres of grounds in the highly sought-after rural hamlet of Fairfield, Bromsgrove, this substantial six-bedroom barn conversion offers an exceptional blend of character, space and versatility. Lovingly converted by the current owners in 1998, the property showcases a unique and thoughtful design while retaining a wealth of original features, including exposed beams and vaulted elements that reflect its agricultural heritage.

The accommodation is both generous and flexible, making it ideally suited to family life or multi-generational living. At the heart of the home, the dining room flows seamlessly into the lounge, creating an inviting and sociable living space, further enhanced by a feature mezzanine balcony that overlooks the room and connects to the upper floor. The ground floor also provides a variety of reception spaces, a kitchen/diner, utility and boot room, ground floor shower room, WC, and a further bedroom or study, offering excellent adaptability for a range of living requirements.

The first floor is thoughtfully arranged across two separate landings. One landing serves the principal bedroom with en-suite, alongside the house bathroom and two further bedrooms, while the second landing gives access to three additional bedrooms and a further bathroom, making this an ideal layout for larger families or visiting guests.

Externally, the property continues to impress. A sweeping driveway provides extensive parking for multiple vehicles and leads to a range of substantial outbuildings offering exceptional potential. Of particular note is a brick-built store with loft space, presenting a superb opportunity for conversion into additional living accommodation or a self-contained annexe (subject to the necessary consents). In addition, there is a generous former piggery, a garage/workshop, and a further detached garage/store. Collectively, these buildings offer exciting possibilities for a variety of uses, including workshops, storage, stabling for horses or further conversion.

To the rear, the property enjoys a private and landscaped garden, laid mainly to lawn with paved patio areas and timber decking, ideal for outdoor entertaining. Beyond the garden lies a large gated paddock, extending to a mature tree-lined boundary with open countryside beyond, providing a wonderful sense of space, privacy and connection to the surrounding landscape.

The property benefits from being connected to all mains services, including mains gas, water and drainage, a rare and valuable feature for a rural home of this nature.

Despite its peaceful countryside setting, the location remains conveniently placed for local amenities, well-regarded schools and excellent transport links, offering the perfect balance between rural living and everyday accessibility.

A truly individual home of scale and character, offering significant potential and an enviable setting in one of Bromsgrove's most desirable rural locations.



**Details:**

Porch

W/C

Lounge 4.62 x 4.16

Dining Room 4.78 x 4.58 Max

Kitchen/Diner 4.63 x 4.27

Hall

Sitting Room 4.43 x 4.70

Bedroom Six/Study 2.94 x 2.47

Ground Floor Shower Room 1.81 x 1.56

Utility /Boot Room 5.79 x 2.74 Max

First Floor

Master Bedroom 4.60 x 4.16 Max

En-suite 1.77 x 1.63

Bedroom Two 3.33 x 4.70

Bedroom Three 2.84 x 4.15 Max

Bedroom Four 2.24 x 4.27

Bedroom Five 2.30 x 3.26

Family Bathroom 2.18 x 2.76

Outbuildings

Store/Potential Annexe 6.14 x 4.35

Loft Room Above Store/Potential Annexe 6.14 x 4.35

Piggery 7.28 x 4.70

Garage/Workshop 9.04 x 4.63

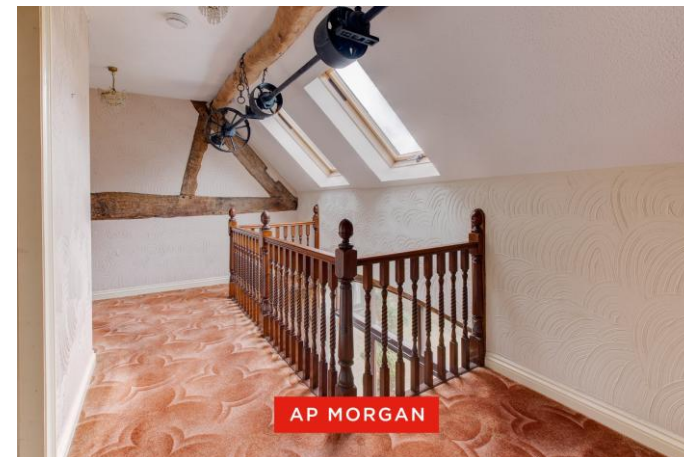
Garage/Store 4.79 x 4.84

EPC Rating: C

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.



## How can we help you?

### 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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

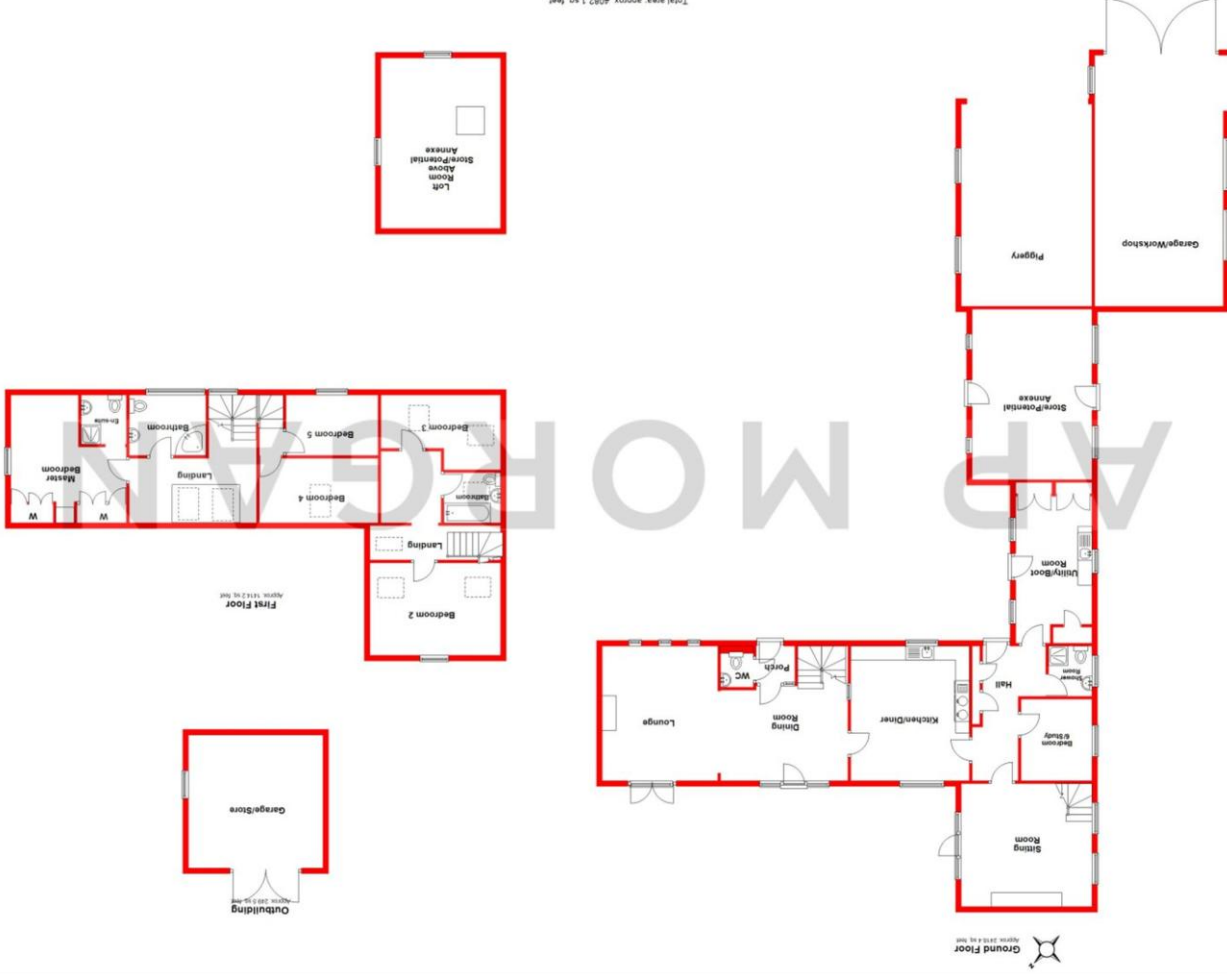
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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