

AP MORGAN



**Jill Lane, Sambourne, Redditch**  
Offers in the region of £450,000

## Features:

- Stunning 200-Year-Old Converted Former Corn Barn
- Impressive Open-Plan Kitchen/Dining/Living Space
- Vaulted Ceilings, Exposed Beams and Feature Brickwork
- Two Generous En-Suite Bedrooms
- Principal Bedroom with Galleried Balcony and Freestanding Bath
- Large Rear Garden Backing onto Paddock Land
- Exclusive Courtyard Setting with Generous Off-Road Parking

## Description:

Dating back over 200 years, this stunning converted former corn barn seamlessly combines characterful period features with stylish contemporary living. Sympathetically converted in 2020, the property forms part of an exclusive courtyard setting of just three homes and enjoys a wonderful semi-rural position with open views across adjoining paddock land, whilst remaining conveniently placed for nearby amenities.

At the heart of the home is an exceptional open-plan kitchen, dining and living space, beautifully designed to showcase the barn's original charm. Striking vaulted ceilings, exposed beams, and feature brickwork create an impressive sense of space and character, while large windows and double doors allow natural light to pour throughout. The bespoke kitchen is fitted with a comprehensive range of wall and base units, integrated appliances, generous worktop space, and a central island with breakfast bar, making it perfectly suited to both everyday living and entertaining.

The accommodation offers two beautifully appointed en-suite bedrooms. The principal bedroom enjoys a striking galleried landing overlooking the spectacular living space below and features an open-plan en-suite complete with a freestanding bath, creating a luxurious retreat. The second bedroom is positioned on the ground floor and benefits from its own stylish open en-suite shower area. A separate guest cloakroom completes the accommodation.



Externally, the property enjoys a generous rear garden backing directly onto paddock land, providing a peaceful and private outdoor setting with attractive countryside views. To the front, there is ample off-road parking for several vehicles, all set within a quiet and attractive courtyard environment.

Ideally located between Sambourne, Studley, and Astwood Bank, the property benefits from excellent access to a range of local amenities including independent shops, supermarkets, pubs, restaurants, and leisure facilities. The surrounding countryside offers an abundance of walking and outdoor pursuits, while nearby Alcester, Stratford-upon-Avon, Solihull, Birmingham, Worcester, and the motorway network are all easily accessible, making this an ideal blend of rural charm and modern convenience.

**Details:**

**Open Plan Living** 30'3" x 19' (9.22m x 5.8m)

**Hall**

**Bedroom 2** 12'2" x 12' (3.7m x 3.66m)

**WC** 5'10" x 0.80 (1.78m x 0.80)

**Bedroom 1** 19' x 9'9" (5.8m x 2.97m) Both Max

**Gallery**

**EPC Rating:** D

**Council Tax Band:** F (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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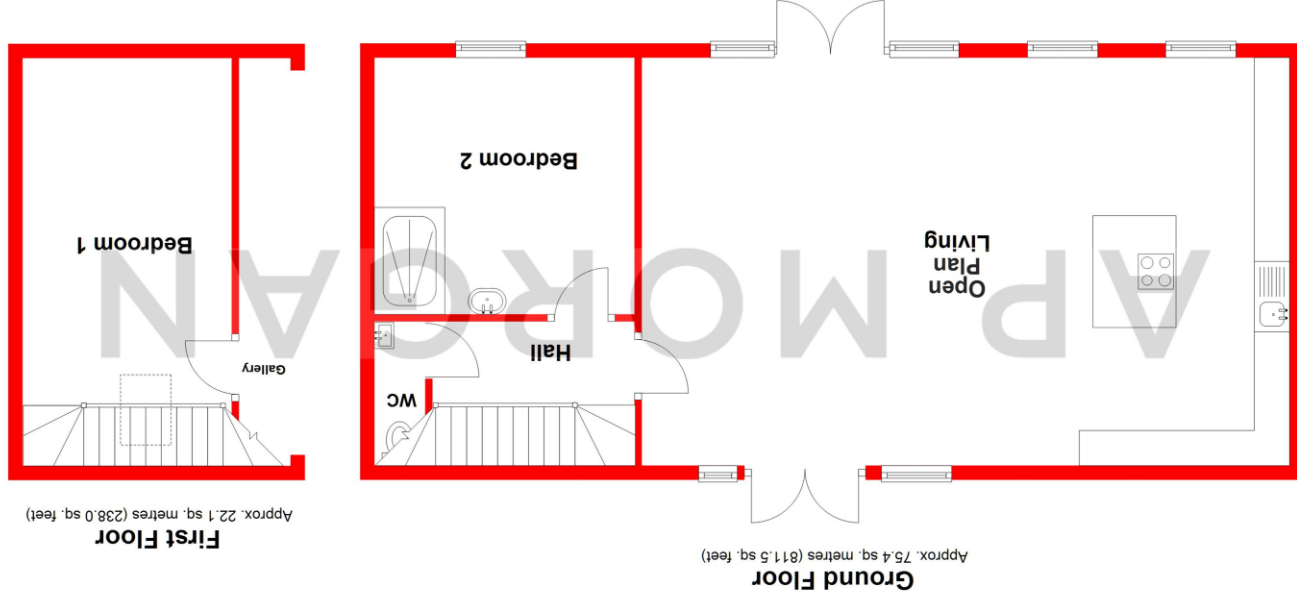
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