



Charity Barn
Astwood Lane | Astwood Bank | Redditch | Worcestershire | B96 6PS

CHARITY BARN

A beautiful detached family home, originally built in the early 1800's as a working barn and converted into a residential barn in 1994. Situated in an idyllic position in a popular village 5 miles from Redditch and Alcester, 17 miles to Worcester City and 20 miles from Birmingham, with a total plot of just under an acre.

INTRODUCTION

Charity Barn has been superbly maintained in recent years, to create a wonderfully luxurious family home. The property has stunning gardens with a variety of nature to enjoy including well established trees, shrubs, plants, hedgerows and different flowers emerging throughout the year, as well as a vegetable patch and an orchard at the bottom of the land, providing a bountiful harvest of apples, pears, plums and cherries. One of the most spectacular features of the property are the outstanding 180 degree panoramic views across rolling Worcestershire countryside, with sights reaching as far as the Malvern Hills and the Black Mountains.

The property is over 3,300 sq.ft (including outbuildings) and has five bedrooms, a family bathroom, a family shower room and an en-suite bathroom to the principal bedroom.

The fabulous ground floor accommodation includes a reception hall, a dining room, a magnificent sitting room with a vaulted ceiling and a log burning fire, a breakfast / dining kitchen with a traditional Aga cooker and built-in appliances, a separate utility, a ground floor WC and that all important home office / snug.

Outside there is a workshop / store and a garden shed.

Charity Barn has a wealth of charm and character with the historical beams and distinctive brickwork being prominent features throughout. The flexible accommodation offers a blend of tradition with a modern feel throughout. The property is beautifully situated entering through a gated entrance onto the front driveway providing ample parking. Both the sitting room and reception hall have double opening doors onto the stunning gardens and vistas. The ground floor creates a free-flowing space ideal for entertaining.



GROUND FLOOR

Upon entering Charity Barn through the double opening front doors, you will find an entrance vestibule, with storage / cloaks cupboards on either side and a set of glazed double opening doors into the reception hall. As soon as you walk onto the continued flagstone flooring, you are greeted by the first set of French doors which offer your first sight of the magnificent views over the rolling Worcestershire countryside. There is an Oak staircase leading to a galleried landing.

The principal bedroom has windows to both the front and rear and steps leading down to an inner lobby which provides access to the magnificent en-suite bathroom. The en-suite bathroom has windows to both the rear and front, a jacuzzi bath, a double walk-in shower cubicle, a toilet and dual sinks with storage cupboards and drawers beneath and a tiled floor with underfloor heating and travertine wall tiles to splash prone areas.

The dining room has Oak flooring, windows to both front and rear, a brick-built chimney breast and glazed double doors leading to the second inner hallway. The second inner hallway has Oak flooring, an entrance door leading to the side of the property, built in storage and cloak areas, further storage under the Oak stairs, which lead to the second landing, doors to the following rooms:

Ground floor WC, with toilet and wash hand basin, a utility room which has a sink, work surface, plumbing for washing machine, built-in fridge, wall-mounted cupboards and a base unit with tiled floor.

The sitting room has a magnificent vaulted beamed ceiling with Oak flooring, a window to the side, French doors leading onto the rear garden and a stunning brick-built chimney breast and hearth with fitted log burner.

The kitchen / breakfast area has two windows to the side, a stable style door leading to the side courtyard, Oak flooring, an array of bespoke painted wood wall-mounted and base units and granite worktops, the stunning four dor gas-fired Aga cooker takes centre stage, whilst also having a built-in Neff oven and microwave, induction cooking hob, built-in dishwasher, dual Belfast sinks and space for an American style fridge freezer.

The home office / snug has windows to both side and front and has multiple potential uses.





SELLER INSIGHT

“Built in the 1800s and converted into a domestic dwelling in 1994, this beautiful five-bedroom barn conversion occupies a sought-after location on the edge of the popular village of Astwood Bank. “My wife and I bought the property eighteen years ago and I’d have to say that what initially attracted us was the character and size of the barn, combined with the fact it boasts the most spectacular views,” says the owner. “We enjoy an amazing 180-degree vista across the rolling Worcestershire countryside all the way to the Malvern Hills and beyond to the Black Mountains. One never tires of the view; it’s ever changing during the day and night and from season to season, and the sunsets can be magnificent.”

“The property was in superb condition when we bought it and offered all the space we’d been looking for so it wasn’t in need of work, however over time we’ve made changes here and there that we feel have enhanced it no end. We installed a brand new bespoke handcrafted kitchen, which provides excellent storage, and we also created a dining area. Major modifications were made to the en-suite bathroom, which now has a spa-like feel, and both the upstairs bathrooms and downstairs toilet have all been beautifully updated. We’ve also had quality oak flooring laid in the majority of the downstairs accommodation, and other rooms have either been re-carpeted or retiled, and we’ve updated the décor numerous times so the whole house is just lovely throughout.”

“The garden is another key feature of the property and it extends to just under an acre so we have a fantastic amount of space. We employed an award-winning Chelsea Garden Show gardener to design some modifications that included creating various planting schemes, which beautifully complement the view. We also have a number of outside ‘rooms’ and a courtyard, which are all lovely places to relax and get away from it all. We’ve enjoyed so many hours lying in the hammock, sitting around a fire and chilling out on the patio, and our large vegetable garden and orchard have enabled us to enjoy a huge crop of fresh fruit and vegetables.”

“It’s really hard to pick a favourite room. The heart of the home is definitely the kitchen where we tend to spend a lot of time cooking, eating and chilling out around the kitchen table. However, for formal occasions the dining room provides a lovely backdrop. The lounge is also a great place to relax and socialise, and it affords us those wonderful views.”

“Sitting right on the edge of Astwood Bank, the wonderful Worcestershire countryside is literally on our doorstep affording great opportunities for walking and cycling without needing to get into a car. We’re also just a stone’s throw from the centre of the village, which is well-served by grocery stores, a Post Office, an award-winning butcher, cafés, public houses, a farm shop, doctor’s surgery and pharmacy.”

“Our friends and family love coming to Charity Barn and often express how special it is! Everyone feels relaxed here and the space means that we can comfortably accommodate a number of guests. And it’s great for entertaining any time of year, from summer BBQ’s when we’ll stay out late into the evening watching the sunset and then the stars appearing, to cosy times indoors during autumn and winter.”

“I think it will be that gorgeous view and the many distinctive features of the property that we’ll miss most when we leave,” says the owner. “However, we’ll also miss the lovely sense of community within Astwood Bank. It’s a very special place to call home.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













FIRST FLOOR

The first floor is split with one landing accessed from the main reception hall and the second landing accessed from the second inner hallway.

The first landing is split level and provides a great space for sitting and relaxing, maybe reading a good book, or playing your favourite musical instruments and has two skylight windows providing superb views to the rear. Bedrooms two, three and the family shower room can be accessed from this landing. Both bedrooms two and three have skylight windows to the front and rear, providing magnificent countryside views. The family shower room has a skylight window to the front, a walk-in shower cubicle, a toilet and wash hand basin.

The second landing has a skylight window to the rear and doors off to bedrooms four and five, the family bathroom, the separate toilet and a built-in storage cupboard.

Bedroom four has two skylight windows to the side, traditional beams which add superb character to the room and a door to a walk-in storage cupboard / wardrobe.

Bedroom five has a skylight window to the side and could either be a larger than average single bedroom or a further home office workspace.

The family bathroom has an elegant free-standing bath and a skylight window to the side with tiled flooring. The separate toilet has a skylight window to the side, tiled flooring, a sink and a toilet.









OUTSIDE

The front of the property provides ample parking for multiple vehicles and access to the workshop/store. There is shared access to the left-hand side of Charity Barn, which provides vehicular access to a farmyard gate to the rear garden. You can also access the rear on foot, from the right-hand side of the property. The rear garden starts with a walled courtyard to the side, which has cobblestone paving. It is accessed from the kitchen and provides a great space for an outdoor morning cup of coffee, or an evening glass of wine. The rest of the garden is a magnificent rolling lawn, surrounded by trees, shrubs, plants, hedgerows, a vegetable plot and patio areas edged by borders, all providing views over the Malvern Hills and the Black Mountains beyond. There is an orchard to the bottom of the land providing a bountiful harvest of apples, pears, plums and cherries. This garden really needs to be viewed to appreciate these spectacular views and the lifestyle on offer. Everywhere you look there is something interesting to see. If it is not something to do with the property or the gardens, it is a far-reaching view or even some great wildlife to observe, including birds of prey surveying their territory and looking for their next meal.







LOCAL AREA

Astwood Bank is a village near the Worcestershire-Warwickshire border. Nearby towns are Alcester [5 miles], Redditch [5 miles], Stratford-Upon-Avon [13 miles] plus the city of Worcester [17 miles] and Birmingham [20 miles]. There are direct trains to Birmingham from Redditch and direct trains to London from Warwick Parkway and Evesham. Birmingham Airport is a 30 minute drive away. Nearby motorways are the M5, M42 and M40.

Astwood Bank has a first school and Ridgeway Secondary. It is also within the catchment area of Alcester Grammar, Stratford Girls Grammar and King Edward VI [Shakespeare's School].

The village is a thriving community, well served by grocery stores, post office, an award-winning butcher, cafés, public houses, a farm shop, doctor's surgery and pharmacy. The Astwood Bank Community Group supports local businesses, organisations and enhances the local environment through fund-raising events and initiatives including the annual Carnival and Procession, Carols in the Park, Christmas lights and Astwood Bank in Bloom. A variety of clubs and societies are active ranging from the Operatic Society to local Scout and Guiding groups. The village is also noted for its successful cricket team who have twice played at Lords in the National Knock Out Final.

Charity Barn sits right on the edge of the village with the wonderful Worcestershire countryside literally on its doorstep affording great opportunities for walking and cycling.

The County town and Cathedral City of Worcester, lying on the banks of the River Severn, is characterised by one of England's great cathedrals, it's racecourse, county cricket ground, premiership rugby club and university.

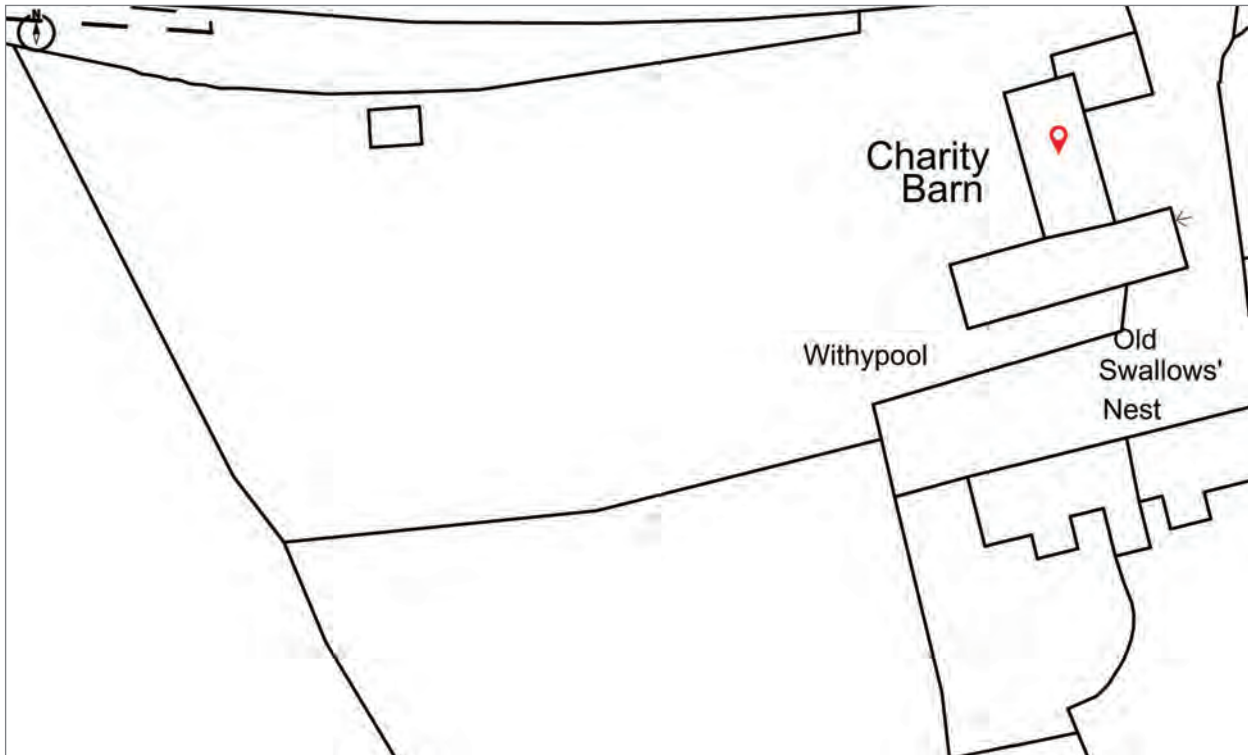
The M5 motorway access, via J7 of the M5, at South Worcester provides for ready access to Birmingham and the surrounding industrial and commercial areas as well as the M42, Birmingham International Airport and the M40 onward travel to London (133 miles). The M5 South also provides commuting to Cheltenham (25 miles), Gloucester (28 miles) and Bristol (62 miles). The newly opened Worcestershire Parkway Railway Station situated to the East of Worcester and only 5 miles from the centre of the city, is intended to increase the capacity to London as well as reduced journey times. This will have a significant impact on Worcestershire's access ability to the capital and other regional centres.

The enchanting historical town of Stratford upon Avon is a popular tourist destination owing to its status as birthplace of the playwright and poet William Shakespeare, with visitors from all over the world. The Royal Shakespeare Company resides in Stratford's Royal Shakespeare Theatre, one of Britain's most important cultural venues. The town itself has many buildings that have survived over the years and would have been familiar to Shakespeare. It also offers a thriving community, hosting a wide variety of leisure, dining and shopping experiences.



LOCATION





INFORMATION

Services

Mains water, gas and electricity, with private drainage septic tank.
Broadband speeds of 70mbps.

Tenure

Freehold

Local Authority

Redditch Borough Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01527 962596

Website

For more information visit www.fineandcountry.com/uk/redditch

Opening Hours:

Monday to Friday 9.00am – 5.30pm

Saturday 9.00am – 5.30pm

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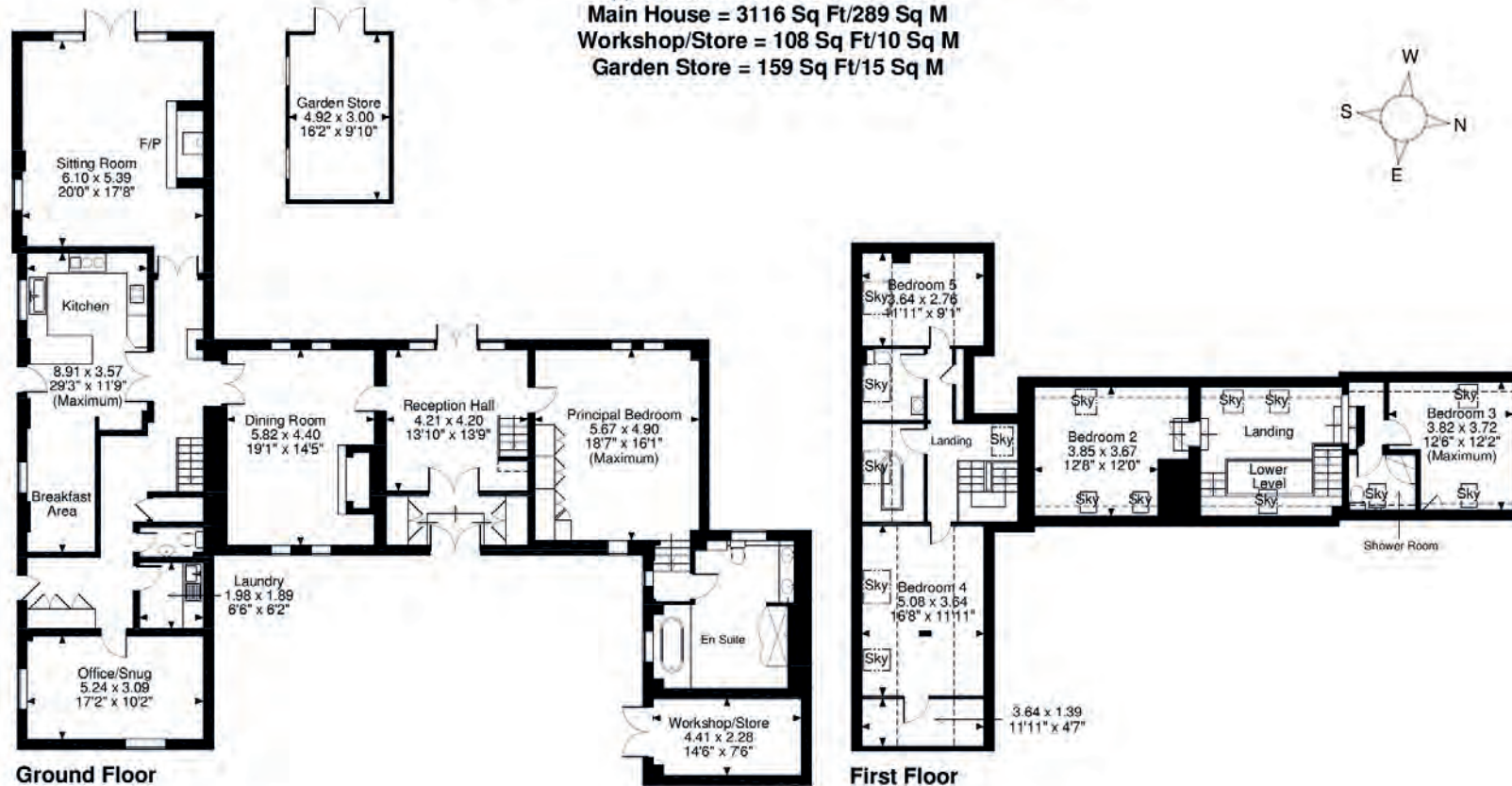
Charity Barn, Astwood Lane, Astwood Bank, Redditch

Approximate Gross Internal Area

Main House = 3116 Sq Ft/289 Sq M

Workshop/Store = 108 Sq Ft/10 Sq M

Garden Store = 159 Sq Ft/15 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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THE FINE & COUNTRY
FOUNDATION

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