

**arden**  
ESTATE AGENTS

**Tutnall Barn**  
TUTNALL

**£750,000**





## Four Bedroom Detached Barn Conversion

### Features.

- ◆ FOUR BEDROOMS
- ◆ TWO GOOD SIZED RECEPTION ROOMS - WITH FEATURE LOG BURNER TO THE LOUNGE
- ◆ BREAKFAST KITCHEN WITH SEPARATE UTILITY ROOM
- ◆ SNUG AND STUDY
- ◆ BATHROOM WITH SEPARATE WC, SHOWER ROOM AND GUEST CLOAKROOM
- ◆ GRADE II LISTED BUILDING WITH CHARACTER FEATURES INCLUDING EXPOSED BEAMS
- ◆ MATURE LANDSCAPED GARDEN, DETACHED DOUBLE GARAGE AND BLOCK PAVED DRIVEWAY
- ◆ APPROXIMATELY 3,000 SQ FT
- ◆ NO UPWARD CHAIN
- ◆ IDYLIC SEMI-RURAL POSITION



### Description.

Nestled in a quiet position in the semi-rural area of Tutnall, Bromsgrove, is the charming and characterful four bedroom detached barn conversion, Tutnall Barn. This idyllic Grade II listed residence, which dates back 200 years, and was originally used as a hay/apple barn, boasts approximately 3,000 sq ft. In addition, the property is offered with no upward chain, a mature landscaped rear garden, generous accommodation throughout including two reception rooms, additional snug and study providing space to work from home, and off road parking with a detached double garage.

The property is approached via a block paved driveway providing off road parking with access to the detached double garage. Once inside, the spacious hallway offers a warm welcome with stone flooring and floor to ceiling windows to the front and rear aspects. From here, doors lead off to; a guest cloakroom; dining room; good-sized



lounge with a brickbuilt fireplace with a feature log burner and a sliding patio door to the garden; breakfast kitchen with exposed beams, fitted breakfast table and an Aga; a handy utility room with a storage cupboard and door out to the garden; and a snug with an exposed brick and beam wall with steps down to a study area providing space to work from home.

Stairs from the hallway lead up to the first floor landing with doors radiating off to; the master bedroom with exposed beams, a sitting area, fitted wardrobes and eaves storage; double bedroom two with exposed beams; double bedroom three; bedroom four; bathroom with a separate WC; and a shower room.

Outside, the property boasts a mature landscaped garden enjoying a paved patio, lawn with planted beds and borders to brick walled boundaries, pergolas and a greenhouse.

The semi rural village of Tutnall offers lovely walks and bike rides along country lanes and the Worcestershire canal network, as well as easy access into Bromsgrove town centre and the M5 and M42 motorways. The delightful village of Barnt Green is approximately 2.7 miles away and features local shopping facilities, doctor's surgery, two churches, dentist, local school and train station. There are many sporting facilities including a cricket club, Blackwell Golf Club, sailing and many other clubs and societies.



## Room Dimensions.

- WC  
4' 6" x 3' 0" (1.38m x 0.92m)
- Dining Room:  
17' 0" x 17' 7" (5.20m x 5.36m) max
- Lounge:  
18' 2" x 16' 8" (5.56m x 5.09m)
- Kitchen:  
15' 8" x 16' 11" (4.80m x 5.18m)
- Utility Room:  
16' 4" x 10' 0" (4.99m x 3.06m) max
- Snug:  
9' 11" x 17' 4" (3.04m x 5.30m) max
- Study:  
10' 0" x 9' 1" (3.06m x 2.78m)
- Master Bedroom:  
21' 3" x 17' 7" (6.49m x 5.38m) max
- Bedroom Two:  
16' 9" x 18' 2" (5.11m x 5.55m)
- Bedroom Three:  
9' 11" x 15' 6" (3.04m x 4.73m) max
- Bedroom Four:  
17' 7" x 6' 11" (5.37m x 2.12m)
- Bathroom:  
8' 6" x 6' 4" (2.61m x 1.95m)
- WC  
5' 1" x 6' 5" (1.55m x 1.96m)
- Shower Room:  
8' 3" x 6' 2" (2.54m x 1.90m)
- Garage:  
20' 6" x 22' 4" (6.27m x 6.82m)







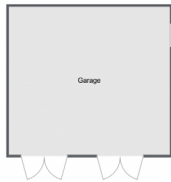
## Tutnall Lane, Tutnall

EPC: N/A

COUNCIL TAX BAND: N/S

TENURE: Freehold

### Ground Floor



### First Floor



Total Area  
Excluding Garage  
Approx  
2762 sq m  
2973.0 sq ft

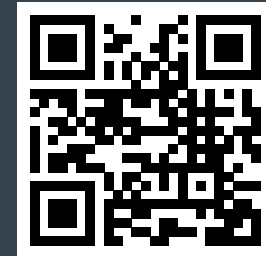
For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

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For more information on this house or to arrange a viewing please call the Bromsgrove office on

**01527 872 479**

Alternatively, you can scan below to view all of the details of this property online.



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