



Highfields Barn, Shenstone, Kidderminster, Worcestershire DY10 4DS

Offers Invited  
£465,000



2 reception  
rooms



3/4 bedrooms



2 Bath/Shower  
rooms



Garden

Mileage (all distances approximate)

Kidderminster 4 miles, Worcester 13 miles, Birmingham 21 miles, Droitwich 8 miles, Bromsgrove 7 miles, Worcester 13 miles

- A Unique Barn Conversion
  - Beautiful Rural Location
  - Flexible Accommodation
  - Living Room & Dining Room
  - Wonderful Private Gardens
  - Garage & Parking
  - Inspection Essential
- 3/4 Bedrooms
  - 2 Bathrooms
  - 2 Kitchens

#### DIRECTIONS

From Kidderminster proceed in an easterly direction on the A448 Comberton Road towards Chaddesley Corbett and Mustow Green. At the roundabout take the 3rd exit right in the direction of Worcester on the A450 Worcester Road and after a short distance take the first left hand turn. At the junction turn left following the road round for a short distance bearing right and, a short distance past the Plough Inn turn left at Bank Farm Barns and continue for a short distance on the private driveway and Highfield Barns will be found on the right hand side as indicated by the agents For Sale board.

#### DESCRIPTION

Highfields Barn is approached over a sweeping shared driveway providing access to the barn, gardens as well as the parking and garage. The driveway approaches a parking bay to the front of Highfields Barn, providing off road parking for several vehicles with gated access into the wonderful gardens with a pathway leading to Highfields Barn itself.

The ground floor accommodation is split level and flexible with a wonderful living room with feature exposed brick wall and fireplace with flagstone hearth and multi-fuel burning stove. The living room offers plenty of character with wall and ceiling timbers and a turning staircase to the first floor Master Bedroom. The living room has a feature arched floor to ceiling double glazed window with glazed door opening out to a paved seating area within the impressive and spacious gardens.



An inner hallway gives access to a Bedroom with exposed ceiling timber and double glazed window to rear aspect and also into a beautifully presented contemporary bathroom.

The bathroom being fully tiled with matching white suite, panelled Jacuzzi bath with stainless steel mixer tap with wall mounted shower over and bi-fold glazed shower doors. There is a vanity wash hand basin and a low level coupled W.C.

The first of the two kitchens, which are connected is nicely presented and fully tiled with solid wooden work surfaces, matching base and eye level units with a double Belfast style sink with mixer tap and double glazed windows to the front aspect overlooking gardens.



Direct access via a solid wooden panelled door leads into the second kitchen with attractive quarry tiled flooring, a range of roll top work surfaces and base and eye level units with inset sink unit, single drainer and mixer tap with double glazed windows overlooking the gardens. Within both kitchens there are gas and electric cookers with extractor hoods, space and plumbing for automatic washing machine and integrated fridge and freezer and a wall mounted gas boiler.



Following through from the kitchen, into a secondary living room or Dining Room with attractive wooden floors and feature fireplace with exposed brick and quarry tiled hearth and solid fuel burning stove. There are cupboards and drawers within the alcove and attractive timbers to ceiling and stable style glazed door to the wonderful gardens and seating terraces.

Continuing through the second living room/dining room into another fitted double bedroom suite with fitted cupboards and drawers and second wall mounted Valiant gas boiler.

There is a further contemporary shower room with corner shower unit with raised non-slip tray being extensively tiled with wall mounted shower unit with glazed shower doors, vanity wash hand basin, low level coupled W.C.

A ladder style staircase leads to an occasional bedroom/office with restricted head height, eaves storage and double glazed Velux window to the rear of the property.

### **OUTSIDE**

Outside Highfields Barn is set in this wonderful location within an exclusive community of barn conversions with a private drive accessing parking immediately to the front of Highfields Barn and continuing to the rear of the development accessing additional parking space and a generous GARAGE.



The gardens are beautifully presented and generously proportioned with well-maintained mature laurel hedging, bordering all sides, with large lawned areas with sweeping pathway leading to two separate paved seating areas with an attractive feature ornamental pond and water feature.



There is a useful timber garden shed and a number of fruit trees, beautifully presented with a great degree of privacy. There is space to the side of the barn with a further timber garden shed and log store and bin store with timber gated access to the rear of the barns where there is additional pedestrian access.

### **LOCATION**

Highfields Barn is beautifully located in this rural peaceful hamlet between Kidderminster and Chaddesley Corbett with fantastic views across the surrounding countryside, yet conveniently placed for commuting and motorway access. With the ever popular village of Chaddesley Corbett just over approximately 2 miles away with further surrounding villages including Blakedown, Belbroughton a little further afield and Hagley and Stourbridge being approximately 8 miles distant. The convenience of Kidderminster is close by with a comprehensive range of amenities, both sporting and recreational, with primary and secondary schools and a variety of local shops and attractions. Further local attractions include Harvington Hall, West Midlands Safari Park, Severn Valley Railway, Hagley Hall and the beautiful Chaddesley Woods; there is something for everyone in this peaceful rural location. Birmingham is approximately 21 miles distant and the cathedral city of Worcester approximately 13 miles distant which provide direct rail connections to London Paddington and Birmingham.

### **SERVICES**

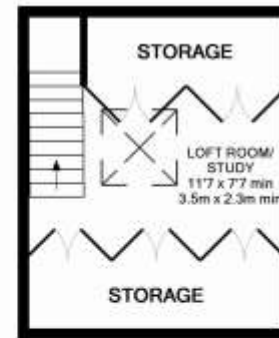
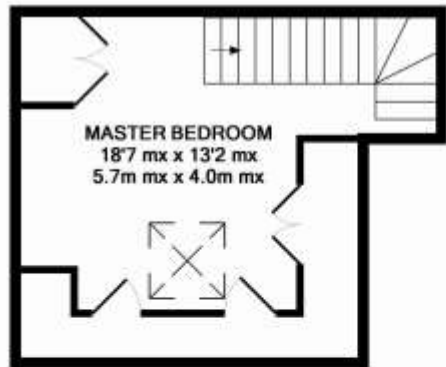
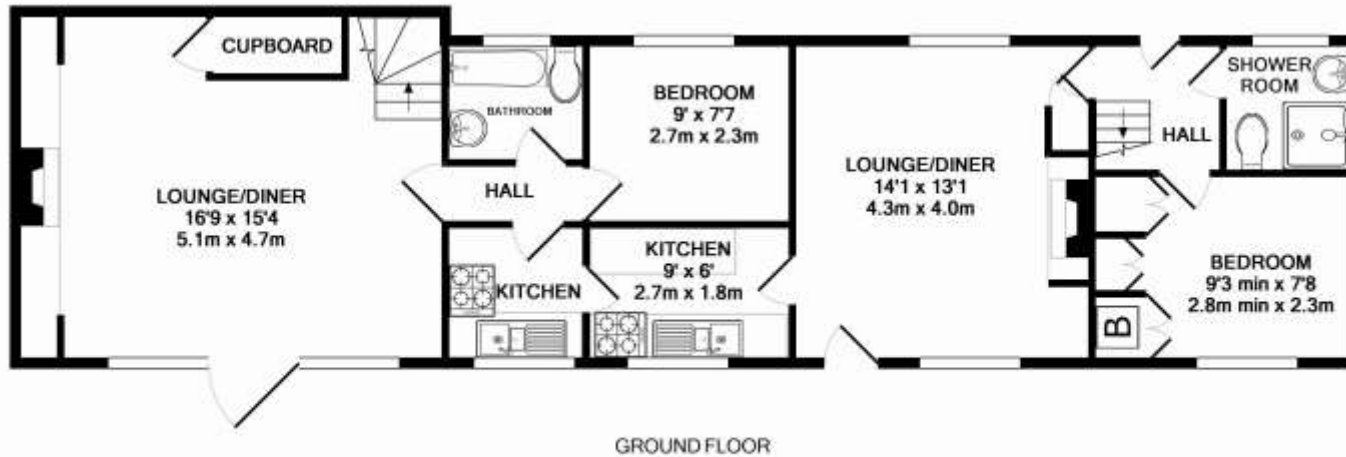
Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested

### **TENURE**

Freehold with Vacant Possession upon Completion.

### **FIXTURES & FITTINGS**

Only those items described in these sale particulars are included in the sale



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