



**Oak Barn,
Bromsgrove Road,
Belbroughton,
Stourbridge,
Worcestershire,
Guide Price £730,000**



**WALTON
&
HIPKISS**

**Bromsgrove Road
Belbroughton
Stourbridge
DY9 9TY**



Oak Barn presents a wonderful opportunity to acquire a charming and characterful home, enjoying a beautiful rural setting with stunning panoramic views across neighbouring fields and open countryside.

The accommodation begins with a welcoming entrance hallway leading through to a spacious living room, featuring a wood-burning stove that creates a warm and inviting focal point. A dedicated dining area flows seamlessly into the conservatory, providing a bright and versatile space ideal for entertaining guests or relaxing while enjoying the surrounding countryside views.

The well-equipped kitchen offers ample storage and worktop space, complemented by a practical utility room and a convenient ground-floor W/C.

To the first floor, the property offers three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for couples, families or those seeking a peaceful countryside retreat with space to accommodate visiting guests.

Externally, Oak Barn continues to impress, with a range of useful outbuildings and a substantial triple garage, offering excellent storage facilities and potential for workshop use or a variety of hobbies, subject to requirements.

The gardens are a particular highlight, offering generous outdoor space, a good degree of privacy and a wonderful outlook across the surrounding fields and open countryside. The setting provides an ideal environment for enjoying outdoor living and the tranquillity of rural surroundings.

Combining character, practicality and an enviable countryside outlook, Oak Barn represents a fantastic opportunity for buyers seeking a distinctive home in a desirable rural location.

Oak Barn benefits from convenient access to both the M5 and

M42 motorway networks, providing links to surrounding villages, towns and cities. A range of local amenities can be found nearby, including schools, shops, restaurants, traditional pubs, doctors' surgeries, dental practices, bus services and rail connections.

Sitting Room

16'10" x 14'03"

This inviting sitting room blends traditional character with comfort, featuring an exposed ceiling beam and a brick fireplace with a wood-burning stove as the room's focal point. Large sliding doors invite natural light and offer garden views, while the room flows through to an adjacent dining area, creating a warm and sociable space to relax or entertain.

Dining Area

13'0" x 9'08"

Connected to the sitting room, this dining area offers an intimate setting for meals. French doors leading into the conservatory, making it a bright and welcoming space for family dining.

Conservatory

10'02" max x 9'05"

The conservatory is a charming, light-filled space featuring wide windows and a pitched roof, offering panoramic views over the garden. Providing a peaceful spot to enjoy the surroundings all year round, with French doors opening directly onto the garden patio.

Kitchen

12'04" x 12'0" max

This kitchen combines rustic charm and practical design, with warm wooden cabinetry and tiled flooring. The kitchen connects directly to a utility room and the dining area, facilitating ease of movement and functionality.

Utility Room

12'10" x 7'0" max

The useful utility room offers practical space for laundry and additional storage, with tiled flooring and fitted cupboards. It also provides access to a convenient WC.



Bathroom

13'10" x 5'07"

This bathroom is a stylish retreat with an elegant freestanding clawfoot bath, a separate corner shower cubicle, and traditional tiled walls accented with a decorative border. Skylights provide natural light, brightening the predominantly white space alongside classic fixtures including a pedestal basin and a WC.

Bedroom 1

14'04" max x 11'04" max

Bedroom 1 is a spacious principal bedroom with characterful exposed beams and sloped ceilings, offering plenty of natural light through multiple windows. The room provides ample space for large furniture, including wardrobes and bedside tables, creating a restful and private retreat.

Bedroom 2

13'01" max x 8'01" max

Bedroom 2 is a bright double bedroom with exposed beams and sloping ceilings, featuring a large window that fills the room with natural light. The layout offers flexible space for furnishings, enabling a comfortable bedroom or a multi-purpose room.

Bedroom 3

9'10" x 8'08" max

Bedroom 3 offers a cosy, well-lit space with a sloped ceiling and a dormer window. It is well-suited as a single bedroom or office, featuring built-in storage and light neutral décor that maximises the sense of space.

Rear Garden

The rear garden is a beautifully maintained and spacious area with a variety of mature trees and shrubs, and a central circular flower bed surrounded by a gravel border. A paved patio extends from the house,





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creating an ideal area for outdoor dining and relaxation,
all bordered by open views over the countryside
beyond.



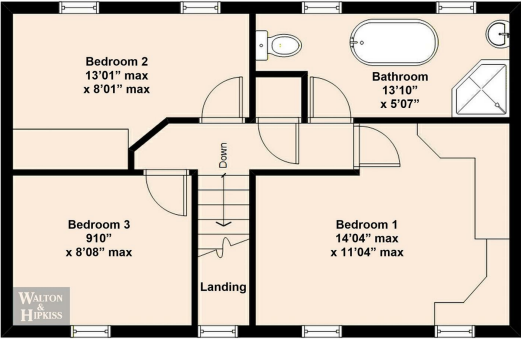
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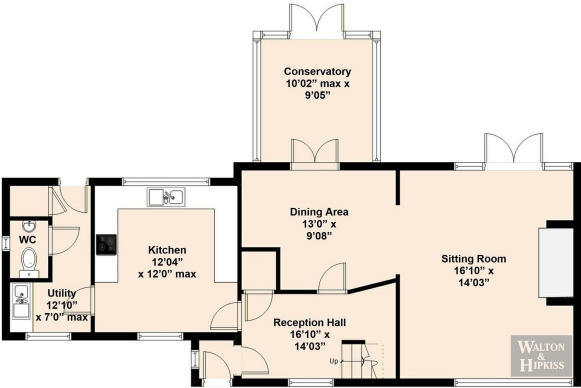
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First Floor



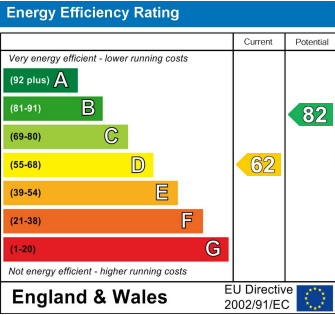
Ground Floor

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EPC Rating: D
Council Tax Band: F



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