



A detached five bedroom Grade II listed barn conversion on the outskirts of Bromsgrove. Architect designed to a high specification to include underfloor heating and fully integrated audio visual system

~~£684,950 ono~~
£599,950





GROUND FLOOR

On approaching the barn you are greeted with a sandstone path & double height timber glazed screen and entrance door leading through to...

Hallway (5.4m x 4.1m)

With a sandstone floor & feature oak staircase and bridge link set in a double height space, there are glazed screens to the front and rear. Doors off to;

Living Room (7.2m x 8.4m max)

Sandstone perimeter floor with central carpeted area & log burning stove focus the room. Access to the walled courtyard garden is provided through fully glazed sliding screens leading out to the sandstone patio area.

Kitchen and Dining (13m x 3m max)

Enter from the Living Room via a raised landing and steps down to an open vaulted kitchen complimented with roof windows. The granite work surfaced kitchen has a full compliment of integral appliances, sandstone floor and direct access to the garden.

Games Room / Study (5.5m x 5.8m max)

Accessed from the Living Room, the games room has views onto the road, with feature beam. The room could be used as a study or family room.

Bed 5/Cinema Room (4m x 3.3m max)

With a flexible use this room is entered from the hall and has been wired up for full HDMI and surround sound from the centralised AV system. Alternatively it could be used as the 5th bedroom, serviced by the ground floor shower room.

Shower Room (1.9m x 1.9m)

With fully tiled shower enclosure, toilet & sink and window over the garden.

Utility (1.9m x 2.3m)

Fully fitted utility with sink and space for washing machine and tumble dryer.

Garage (5.5m x 5.8m max)

Double garage with large double doors to the driveway and single door out to the garden.

Walled Courtyard Garden

A 1.8m high wall encloses the space, sandstone patio path and steps are laid around a turfed lawn. The gravel driveway is accessed through gates and bounded by a mature border to one side.

01527 873000

www.troykidsley.co.uk/thecroft



FIRST FLOOR

Master Bedroom (7.9m x 4.3m max)

With exposed timber beams & vaulted ceiling, rooflights and windows. The built-in wardrobes & dressing area are neatly hidden behind the freestanding bed head wall with power & lights. Integrated video and audio on adjacent wall next to the door to the en-suite.

Master En-Suite (2m x 3m)

Large walk in shower fully tiled in travertine with fixed overhead shower rose, wash basin semi recessed in oak top & back to wall WC. Dual power towel rail, vaulted ceiling & integrated audio from master bedroom.

Bed 2 (5.9m x 3.2m max)

Double bedroom with built-in wardrobes, integrated audio and video and en-suite.

Bed 2 En-Suite (1.8m x 1.8m max)

With fully tiled shower enclosure, washbasin & WC and dual powered towel rail.

Bed 3 (3.8m x 4.4m max)

Double bedroom with vaulted ceiling and exposed timber beams. Fully integrated audio & visual system.

Bed 4 (4m x 3.1m max)

Double bedroom with vaulted ceiling & exposed timber beam Fully integrated audio visual system

Bath (2.6m x 3m max)

With fully tiled shower enclosure, washbasin, WC & inset double ended whirlpool bath. Dual powered towel rail, oak top and audio visual ready

Store (2.5m x 4.8m max)

Large store/airing cupboard with heating & lighting

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GENERAL SPECIFICATION

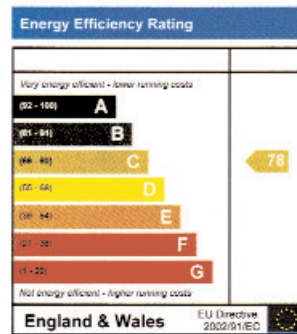
- Oak internal doors
- Oak skirting & architrave to Hallway, Living room & Kitchen
- Sandstone floors to Hallway, Living & Kitchen
- Ceramic floor tiles to bathrooms & utility
- Sandstone to external hard surfaced areas
- Underfloor heating to ground floor
- Italian designer radiators to first floor
- Centrally located entertainment hub with fully integrated audio and video to all rooms except utility, shower room & 2nd en-suite
- Fully insulated to latest building regulations
- Double glazed with Pilkington low E glazing
- Gas fired central heating with Worcester Bosch low energy boiler
- Satin steel door handles and switches

LOCATION

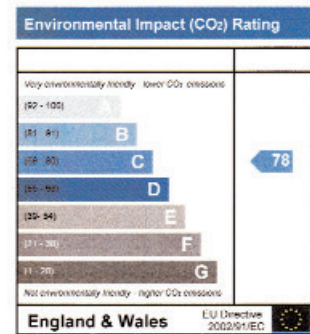
The Croft is situated three miles North of Bromsgrove Town Centre at the foot of the Lickey Hills Country Park.

The Croft
 Halesowen Road
 Lydiate Ash
 Bromsgrove
 Worcestershire
 B61 0QB.

Energy performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

