

Stoney Lane
TARDEBIGGE

£1,250,000





Five Bedroom Grade II Listed Barn Conversion

Features.

- FIVE BEDROOMS SET ACROSS TWO FLOORS
- SPACIOUS LOUNGE WITH LOG BURNER AND HIDDEN ACCESS TO WINE CELLAR
- KITCHEN/DINER WITH INTEGRATED APPLIANCES AND RANGE COOKER
- UTILITY AND LAUNDRY ROOM WITH WC
- FAMILY SNUG
- DINING ROOM
- STUDY
- SEVEN STABLES WITH ADJOINING TACK ROOM
- 5 ACRES OF LAND
- NO ONWARD CHAIN



Description.

A rare opportunity to acquire a Grade II Curtilage property built originally in the 1800's. Nestled within the idyllic countryside, Cattlespool Mill offers approx. 7148 sq ft of versatile, traditional accommodation to include, five double bedrooms, two bathrooms, four reception rooms and all positioned in circa 5 acres of delightful far reaching country views. The property comprises a generously proportioned secured gated driveway providing ample off-road parking. Completed by seven stables (measuring approx. 18m x 6m each) with an adjoining tack room, double garage and good-sized workshop. This unique residence offered with no onward chain, is located within the semi-rural area of Tardebigge.

The main residence of Cattlespool Mill offers spacious, traditional living accommodation to suit all aspects of rural family life. Once inside from an enclosed porch, the property compromises; an inviting entrance hall with exposed beams and flagstone flooring; guest cloakroom, storage space and downstairs WC; which radiates off to the large family snug. Beyond the hallway, the property leads into the dining room which features solid wood flooring, exposed beams and French doors to rear garden.



The kitchen/diner presents a range of fitted units, integrated appliances including dishwasher, wine cooler, range master cooker and island with quooker tap completed with granite worksurfaces. Located suitably adjacent to the kitchen/diner, is a separate utility and laundry room, shower and additional WC. The vast lounge compromises feature log burner and hidden access to the wine cellar. Access to the first-floor landing is dual featured; the main staircase from the entrance hallway veers off to double bedroom four and five, sharing the family bathroom with shower over bath. Additionally, the separate staircase from the hallway radiates of to the first-floor office, the master bedroom that enjoys a dressing room, walk in wardrobe and bathroom. Double bedroom two features an ensuite, with accessibility to bedroom four. All rooms on the first floor are interconnected, which is perfect for family living.

OUTSIDE

Situated within circa 5 acres of desirable equestrian grounds behind the gated entrance, the main residence boasts an additional seven stables, tack room and a detached brick building that could be suitable for other uses (STPP). The residence enjoys outdoor seating area, and delightful south facing fields laid to lawn, with mature trees, hedging and fencing to define the property boundaries.

LOCATION

The property is situated in the semi-rural area of Tardebigge, which is within near distance of Bromsgrove town centre, offering a range of convenience stores, supermarkets, restaurants, leisure centres, schools, and other services including doctor and dentist surgeries, a library and a popular golf club, and is an ideal town for growing families. In addition, there is access to the motorway network via M5 (junctions 4 and 5) and M42 (junction 1).



Room Dimensions.

Living Room: 29' 4" x 22' 7" (8.95m x 6.90m)

Kitchen: 22' 7" x 18' 5" (6.90m x 5.62m) max

Utility Room: 9' 3" x 8' 8" (2.82m x 2.65m)

Dining Room: 17' 8" x 15' 8" (5.40m x 4.80m)

Snug: 17' 8" x 16' 11" (5.40m x 5.18m)

Stairs To First Floor Landing

Master Bedroom: 22' 7" x 14' 8" (6.90m x 4.48m)

Bathroom: 9' 8" x 7' 7" (2.95m x 2.32m)

Dressing Room: 14' 9" x 14' 1" (4.50m x 4.30m) max

Office: 13' 3" x 10' 10" (4.05m x 3.32m)

Bedroom Two: 23' 2" x 14' 11" (7.08m x 4.55m) max

Bedroom Three: 17' 5" x 17' 2" (5.32m x 5.25m)

Bedroom Four: 22' 7" x 13' 3" (6.90m x 4.05m)

Bedroom Five: 18' 2" x 17' 6" (5.55m x 5.35m)

Bathroom: 13' 3" x 5' 11" (4.05m x 1.82m)

OUTBUILDINGS:

Stables 12' 2" x 13' 7" (3.72m x 4.16m) PER STABLE

Tack Room: 13' 9" x 8' 7" (4.21m x 2.63m)

Stable: 13' 9" x 9' 5" (4.21m x 2.88m)

Metal Barn: 22' 11" x 49' 2" (7m x 15m)

Open Hay Barn: 22' 11" x 49' 2" (7m x 15m)

Workshop: 17' 10" x 17' 8" (5.45m x 5.40m)

Garage: 22' 7" x 16' 2" (6.89m x 4.94m)







Stoney Lane, Tardebigge

Ground Floor



First Floor



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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EPC: C

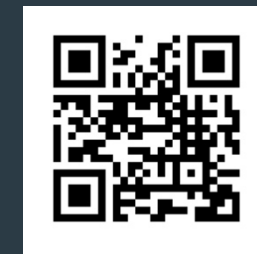
COUNCIL TAX BAND: G

TENURE: Freehold

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01527 872 479

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