



**Hollow Tree Barn
Hollow Tree Lane**

VIGO

Offers Over

£1,500,000





Four Bedroom Barn Conversion

Features.

- FOUR BEDROOMS
- WELL APPOINTED EN SUITE, 2X SHOWER ROOMS AND DOWNSTAIRS WC
- THREE CHARACTERFUL RECEPTION ROOMS
- MAGNIFICENT KITCHEN/DINER WITH SEPARATE UTILITY ROOM
- POOL HOUSE WITH HEATED SWIMMING POOL, SAUNA, SHOWER ROOM AND CHANGING ROOM
- DETACHED HOME OFFICE/SUMMERHOUSE WITH ROOF LANTERN, LIGHTING AND POWER
- TRIPLE GARAGE - PARTLY CONVERTED INTO HOME OFFICE WITH SINGLE GARAGE FOR STORAGE OR CAR USE
- GENEROUS ONE ACRE PLOT (APPROX.) INCORPORATING DELIGHTFUL GROUNDS AND GARDENS
- RURAL LOCATION WITH IDYLIC COUNTRY VIEWS

Description.

Nestled within the rural area of Vigo, near Bromsgrove, on the outskirts of Blackwell, Hollow Tree Barn is an impressive and truly unique four bedroom barn conversion, situated on a generous plot of approximately one acre. The property, which was originally converted in 1997, has extensive country views to the front and rear, delightful grounds and gardens, a magnificent kitchen/diner, fabulous lounge, an additional reception room, a well-appointed en suite, two separate office buildings providing space to work from home, pool house with heated pool and sauna, gated driveway with a detached garage, electric car charging point and character features throughout including exposed beams.

This stunning and charming property is approached via an electric gated gravel driveway providing ample off-road parking for up to twenty vehicles with access to a car charging point and brick built garage - part of which has been converted into a home office leaving a single garage for storage or car use.

An attractive planted front garden leads to the front door, taking you into the welcoming reception hallway boasting flagstone flooring, French doors out to the rear garden and further doors off to; a downstairs wc with brass fixtures and fittings; lounge with beamed ceiling, solid oak flooring, open fireplace and French doors to the grounds; family room with herringbone flooring; sitting room with newly fitted carpet, brick built fireplace and beams to the ceiling; and



the magnificent open plan kitchen/diner with a vaulted ceiling boasting exposed beams, granite work surfaces with a Belfast sink and a Smeg range style cooker.

Also situated on the ground floor are; a handy utility room; modern shower room; and an inner hallway with stairs leading up to the first floor landing.

From the landing, doors lead off to the bedrooms all enjoying newly fitted carpets, including; the stunning master bedroom with a vaulted ceiling, fitted wardrobes and a well-appointed en suite bathroom with a integrated television and both a freestanding bath and a separate shower enclosure; double bedroom two with a vaulted ceiling and built-in wardrobes; bedroom three - currently used as a dressing room with built-in wardrobes; and a modern shower room.

Further stairs lead directly up to bedroom four with exposed beams to the ceiling.

Outside, the property enjoys a generous plot of approximately one acre, in addition to the family home there is also a pool house enjoying a sauna, changing rooms, a shower room and an indoor heated swimming pool with four sets of French doors opening to a good sized patio overlooking an extensive lawn; a home office/gym with a feature roof lantern, lighting and power; and a detached triple garage which has been partly converted into a further home office with a vaulted ceiling and herringbone flooring, leaving a single garage for storage or car use.

The grounds boast a smaller garden to the rear of the property with a paved patio and lawn with a mature Cherry Blossom tree, plus a larger garden to the front, with a large paved patio, extensive lawn and views across to the rural surroundings.

The property is situated in the rural area of Vigo, which is within near distance of Bromsgrove, Bamt Green & Blackwell, offering a range of convenience stores, supermarkets, restaurants, leisure centres, outstanding schools, and other services including doctor and dentist surgeries, a library and a popular golf club. In addition, there is access to the motorway network via M5 (junctions 4 and 5) and M42 (junction 1).



Room Dimensions.

Room Dimensions:

Reception Hallway 11' 9" x 16' 8" (3.59m x 5.10m)

WC 7' 9" x 3' 10" (2.38m x 1.18m)

Family Room: 10' 11" x 8' 1" (3.35m x 2.47m)

Lounge: 17' 4" x 14' 11" (5.29m x 4.57m)

Sitting Room: 14' 4" x 14' 11" (4.38m x 4.57m) max

Kitchen/Diner: 26' 8" x 10' 5" (8.15m x 3.18m) max

Utility Room: 12' 7" x 5' 1" (3.85m x 1.56m) max

Shower Room: 9' 0" x 4' 3" (2.75m x 1.30m) max

Stairs To First Floor Landing

Master Bedroom: 17' 4" x 15' 0" (5.30m x 4.58m) max

En Suite: 9' 6" x 8' 1" (2.91m x 2.47m)

Bedroom Two: 14' 11" x 14' 4" (4.56m x 4.39m) max

Bedroom Three: 11' 8" x 8' 5" (3.58m x 2.58m)

Shower Room: 8' 1" x 8' 8" (2.48m x 2.65m) max

Bedroom Four: 9' 11" x 12' 6" (3.04m x 3.83m)

Garage: 15' 2" x 9' 6" (4.64m x 2.92m) max

Study: 15' 7" x 18' 11" (4.76m x 5.77m)

Office: 12' 7" x 19' 6" (3.86m x 5.95m)

Swimming Pool 55' 3" x 17' 7" (16.85m x 5.38m)

Shower Room/Changing Room:: 8' 2" x 9' 3" (2.50m x 2.82m)

Sauna: 7' 3" x 4' 7" (2.23m x 1.41m)

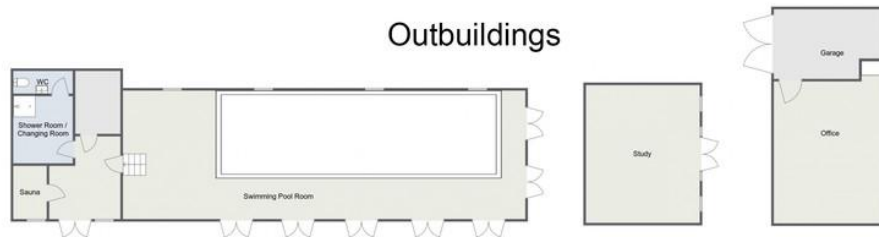
WC 7' 11" x 3' 1" (2.43m x 0.96m)







Hollow Tree Lane, Tardebigge



Total Area
Approx
403.1 sq m
4338.9 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.

EPC: E

COUNCIL TAX BAND: H

TENURE: Freehold

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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