



smarthomes

Comflower Barn

Jill Lane, Sambourne, Redditch

- A Charming Two-Hundred-Year-Old Former Corn Barn (Now A Stunning Semi-Detached Residence)
- Boasting Many Original Features
- Dual Aspect Open Plan Dining, Kitchen & Living Space
- Ground Floor Bedroom With Shower
- First Floor Master Bedroom With Bath
- Large Rear Garden Adjoining Paddock
- Generous Off-Road Parking
- Tranquil Courtyard Setting

£450,000

Current EPC Rating - 57 (D)

Current Council Tax Band - F





Property Description

A charming 200-year-old former corn barn, now a stunning semi-detached residence, set in a peaceful courtyard down a private driveway shared with just two other properties. Dual-aspect open plan dining, kitchen and living space, spacious double bedroom to the first floor with standalone bath and access to a galleried balcony, currently a cosy library overlooking the room below, ground floor bedroom with shower, guest WC, generous parking and large rear garden adjoining paddock. Whilst there has been considerable refurbishment undertaken, there is still room for this unique property to be made your own

Nestled amidst the charming villages of Sambourne, Studley and Astwood Bank, this tranquil area offers the perfect blend of peace and vibrancy. The villages feature a thriving community spirit, hosting numerous events throughout the year. Within a five-minute radius, you'll find a cricket club, live music venues, a sports centre, a swimming pool, and livery stables, ensuring a variety of leisure options.

The location provides excellent connectivity to Alcester, Stratford, Worcester, Evesham, Birmingham, Solihull, and major motorway networks. For everyday conveniences, Studley is just two minutes away, offering ample shopping opportunities, including a Co-op and Aldi, alongside a delightful array of restaurants, pubs, bars, and local shops. Nearby attractions include the historic Studley Castle and the National Trust property, Coughton Court, both only five minutes away.



Rooms & Measurements

Dual-Aspect Open Plan Dining, Kitchen & Living Space

5.84m x 9.27m (19'2" x 30'5")

Ground Floor Bedroom Two

3.58m x 3.43m (11'9" x 11'3")

Master Bedroom

2.92m x 4.88m (9'7" x 16'0")

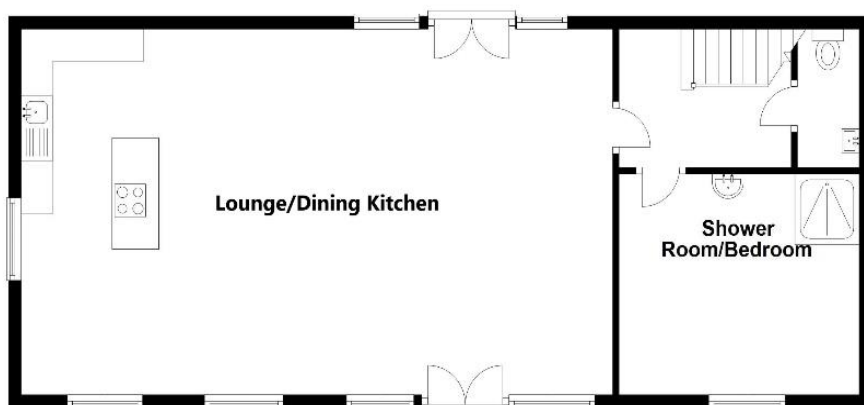
Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.

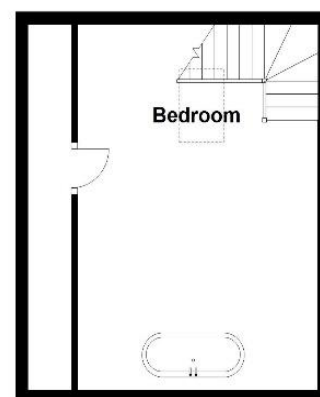
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Ground Floor



First Floor



Total area: approx. 101.1 sq. metres (1087.8 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.