

**The Swallows  
1 Laights Barn**

HARVINGTON

**£1,150,000**









# Four Bedroom Barn Conversion

## Features.

- FOUR BEDROOMS
- WELL-APPOINTED FAMILY BATHROOM (RE-FITTED 2021), 2X EN SUITES AND DOWNSTAIRS WC
- GENEROUS LOUNGE WITH LARGE LOG BURNER
- OPTIONAL PLAY ROOM/RECEPTION ROOM WITH LOG BURNER
- MAGNIFICENT KITCHEN/DINER WITH LOG BURNER (FITTED 2021) AND INTEGRATED APPLIANCES
- ADDITIONAL STUDY, BOOT ROOM AND UTILITY ROOM
- ATTRACTIVE GROUNDS AND GARDENS TO FRONT, SIDE AND REAR
- ELECTRIC GATED DRIVEWAY, CAR CHARGING POINT AND BRICK BUILT DETACHED DOUBLE GARAGE
- CHARACTER FEATURES THROUGHOUT INCLUDING VAULTED CEILINGS AND EXPOSED BEAMS AND BRICKS
- SEMI-RURAL LOCATION WITH IDYLIC COUNTRY VIEWS



## Description.

Nestled within the semi-rural village of Harvington, near Bromsgrove, The Swallows is a stunning and truly impressive four bedroom barn conversion, situated on a generous 0.42 acre plot boasting country views to the front and rear, delightful grounds and gardens, a magnificent kitchen/diner, fabulous lounge, an additional play room/further reception room, study providing space to work from home, two en suites, a well-appointed family bathroom, gated driveway with a detached double garage and character features throughout including exposed beams and bricks.

The charming property is approached via an electric gated driveway providing ample off road parking for several vehicles with access to a car charging point and brick built double garage with loft space.

An attractive foregarden enjoys a lawn with a block paved path to glass double front doors leading into the welcoming reception hallway boasting floor to ceiling windows to the front and rear aspects, further French doors out to the rear garden and solid wood flooring. From here, double doors lead off to: the generous lounge with lovely parquet flooring, exclusive Mulberry wallpaper, an impressive brick built fireplace with an extra large log burner, full Sonos surround system and a door out to the rear garden; play room/reception room with a brick built fireplace housing a log burner and an external door to the courtyard; study with 2x French doors



leading out to grounds and gardens; and the magnificent Shaker kitchen diner with a vaulted ceiling with exposed beams, brick built fireplace with log burner (fitted 2021), granite work surfaces, a solid oak breakfast island and integrated Miele hot air oven, Range cooker with six-ring burners and Smeg dishwasher and fridge/freezer.

Also situated on the ground floor are; a handy boot room with external doors to the grounds and gardens; a utility room; downstairs wc; and good sized storage cupboard.

From the hall, an oak staircase leads up to the first floor landing with doors radiating off to; the master bedroom with a vaulted ceiling and en suite shower room; double bedroom two with a vaulted ceiling and well-appointed en suite shower room; bedrooms three and four; and the fabulous family bathroom (re-fitted 2021) with a granite wash basin both a freestanding roll top bath and separate walk-in shower enclosure.

Outside, the property enjoys a good-sized rear garden with an outdoor tap and electrical points, a paved patio, lawn and fenced/brick walled boundaries. There is also an additional block paved courtyard to the side of the property hosting a cosy sitting area and hot tub (available by separate negotiation), plus a studio/annexe with running water, which could be converted into additional living space if desired.

The Swallows is situated just 2 miles from the historic village of Chaddesley Corbett. This is a much sought after rural area just 4 miles from Bromsgrove and 5 miles from Kidderminster. The village enjoys several public houses, a post office and general stores, butchers, doctors' surgery, hairdressers, tearoom, village hall, sports club and pitches and a local church and importantly there is the highly regarded Chaddesley Corbett nursery and primary school less than 1/2 mile away from the property. The area is popular for cycling, horse riding and walking. Nearby is the larger towns of Bromsgrove and Kidderminster both with a selection of eateries, shops, supermarkets, dentists, Health Centre, leisure centres, and Golf Clubs. There are also excellent links to the M5 (junctions 4 and 5) and M42 (junction 1) and Bromsgrove train station boasting a new electric trainline.





## Room Dimensions.

### Room Dimensions:

Hall

Downstairs WC

Lounge: 26' 10" x 17' 4" (8.18m x 5.30m)

Play Room: 19' 4" x 17' 4" (5.90m x 5.30m) max

Office: 14' 7" x 10' 4" (4.45m x 3.15m)

Kitchen/Diner: 28' 6" x 14' 7" (8.70m x 4.45m)

Boot Room: 14' 7" x 7' 10" (4.45m x 2.40m) max

Stairs To First Floor Landing

Master Bedroom: 20' 7" x 18' 0" (6.28m x 5.50m) max

En Suite: 10' 11" x 4' 5" (3.35m x 1.35m)

Bedroom Two: 18' 0" x 13' 8" (5.50m x 4.18m) max

En Suite: 6' 0" x 5' 8" (1.85m x 1.75m)

Bedroom Three: 13' 5" x 8' 9" (4.10m x 2.68m)

Bathroom: 11' 5" x 6' 9" (3.50m x 2.08m)

Bedroom Four: 13' 1" x 8' 9" (4.00m x 2.68m)

Double Garage: 21' 7" x 21' 5" (6.60m x 6.55m)

Studio 21' 1" x 11' 5" (6.45m x 3.48m)













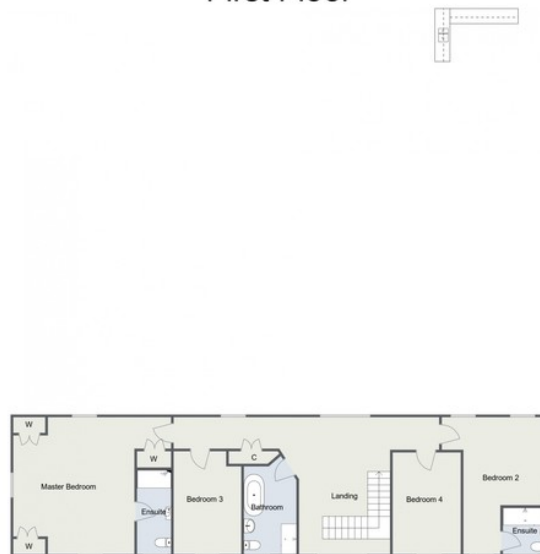
# Worcester Road, Harvington

## Ground Floor



Total Area Approx (inc garage)  
361.9 sq m2 (3855 sq ft)

## 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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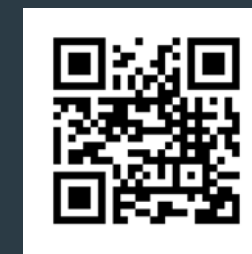
COUNCIL TAX BAND: G

TENURE: Freehold

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01527 872 479

Alternatively, you can scan below to view all of the details of this property online.



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