



Church Road, Bradley Green B96 6SW

£485,000

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Nestled in the picturesque countryside of Bradley Green, this charming two-bedroom barn conversion effortlessly combines rustic charm with modern comfort. As you approach, the exterior boasts the classic character of a barn, with its sturdy brick work and timeless appeal situated behind a charming gated entrance.

Upon entering, you are welcomed by a warm and inviting atmosphere. The spacious living area features exposed wooden beams and vaulted ceiling that add a touch of history to the contemporary design, the fireplace, a focal point of the room, adds a touch of cosiness, perfect for chilly evenings. Large windows flood the space with natural light, highlighting the beautiful tiled flooring.

The kitchen is a delightful blend of classic and contemporary. Rich wooden cabinets complement the vintage aesthetic, while modern appliances ensure convenience and functionality with room for a table and chairs for more comfortable dining and characteristic stable door to the grounds.

The two bedrooms exude comfort and tranquillity. The master bedroom, with its generous proportions, offers a peaceful retreat. The second bedroom, equally inviting, is versatile and can be transformed into a cosy guest room or a home office to suit your lifestyle.

The bathroom features modern fixtures and a walk in shower enclosure – the perfect place to unwind after a long day. Practical elements such as airing room with radiator, storage and contemporary finishes enhance the overall functionality of the home.

Step outside, and you'll discover a private garden that provides a tranquil escape, as you drive down to the right is a small orchard containing Cherry, Pear, Apple and Plum trees. Whether you're enjoying a morning coffee or hosting a barbecue with friends, this outdoor space is a delightful extension of the living areas.

Conveniently located in Bradley Green, you'll enjoy the peacefulness of rural living while being in close proximity to Redditch's amenities. This barn conversion seamlessly marries the past with the present, offering a unique living experience that combines history, style, and



Lower Bean Barn Cottage, Bradley Green

Ground Floor



Total Area Approx
74.2 Sq M
798.68 Sq Ft

- Barn Conversion
- Shower Room
- Kitchen/Diner
- Delightful Grounds
- Two Bedrooms
- Lounge
- Gated Entrance
- Sought After Rural Location



10/10/2023, 10:44 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Lower Bean Barn Cottage Church Road Bradley Green Rushcliffe NG6 6SW	Energy rating <div>E</div>	Valid until: 9 October 2033 Certificate number: 2107-3325-1022-4211-8711
Property type	Detached bungalow	
Total floor area	73 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standard-landlords-rules) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standard-landlords-rules>).

Energy rating and score

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
35+	A		
33-34	B		
29-32	C		
25-28	D		
21-24	E		
19-20	F		
1-18	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/107-3325-1022-4211-8711/summary>

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For more information on this house or to arrange a viewing please call the office on:

01527 540 654

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

