



The Barn at Field Farm House
Rock, DY14 9RQ

Andrew Grant

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 **5 Bedrooms**  **2 Receptions**  **3 Bathrooms**

3,000+ sq. ft. Barn Conversion Freehold

A rare and exciting opportunity to convert a detached Dutch barn with adjoining 4 acre paddock, available via separate negotiation. Planning permission granted for conversion to an extensive two-storey residential dwelling, nicely located in a rural setting with close proximity to Wyre Forest nature reserve.

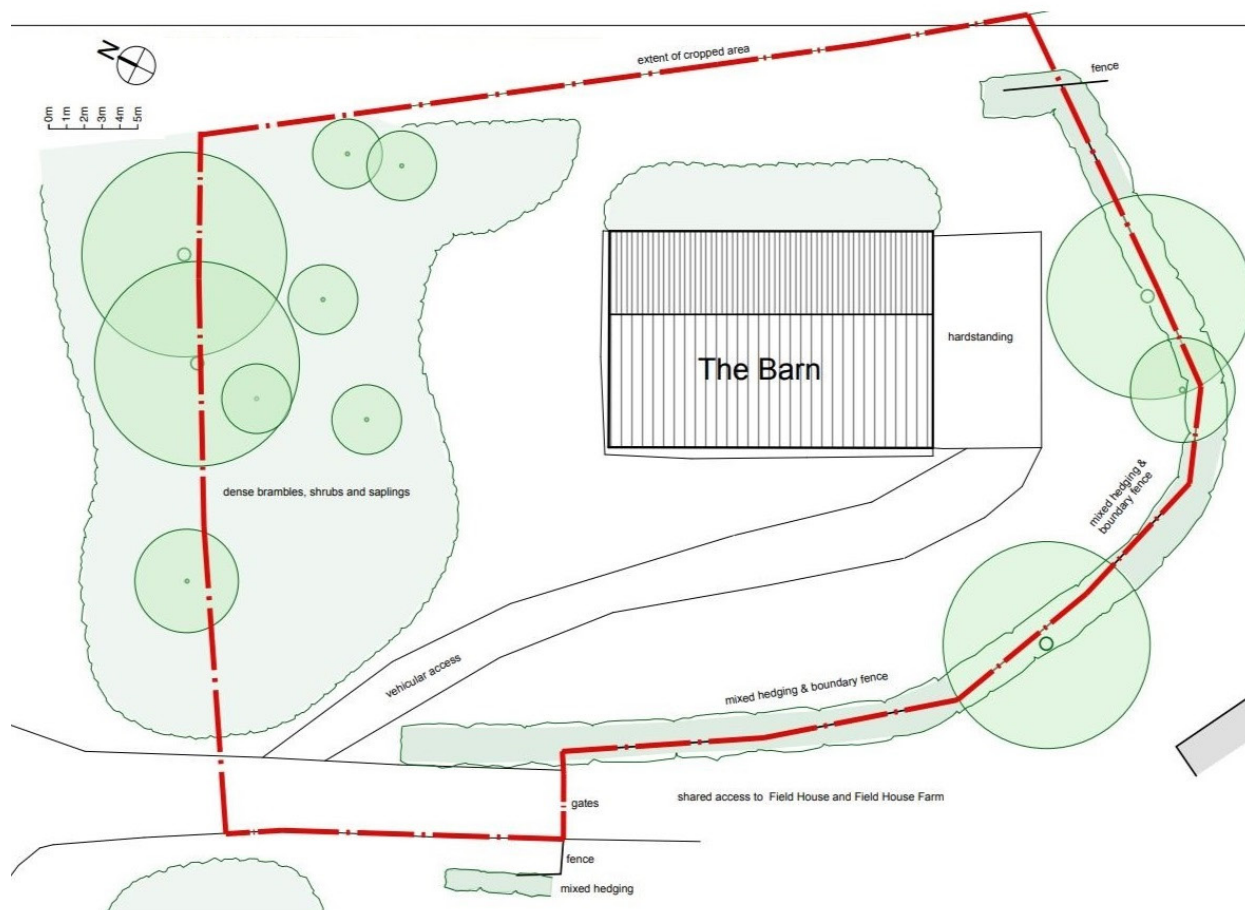
KEY FEATURES

- Plot with planning consent for a barn conversion
- Rare opportunity to self-build a substantial family home
- Rural location
- Generously sized garden
- 4.2 acre paddock available via separate negotiation

Description

A truly exciting and rare opportunity to create your dream home in the country. Being sold is a standalone Dutch style barn with class Q planning permission for conversion and furthermore benefiting from a four acre paddock which adjoins the barn at the side and rear. The latter is an excellent field ideal for equestrian purposes and animal husbandry, enjoying a largely flat orientation and bordered by delightful surrounding countryside. The barn itself is extensive in size and once converted will offer a huge amount of living accommodation over two floors totalling well in excess of 3,000 square feet.

Please contact the agent to discuss the potential options of purchasing the land and barn separately.





The proposed conversion will feature a parking and turning area conveniently located to the front of the barn, whilst at the rear of the property will be a patio area with views of the grounds and countryside beyond.

Internally, the proposed layout will feature an extensive range of versatile accommodation which will offer substantial open-plan living space complimented by 4/5 bedrooms and multiple bathrooms across the two floors. There will be a separate study/snug/family room on the ground floor, along with a separate utility room and WC. The first floor master bedroom is designed to also incorporate a dressing room.

Upon entering the property via the main front door one will be greeted by an impressive reception hall with stairs rising to the first floor and doors leading to the living space, family kitchen area, study and ground floor guest bedroom suite. The extensive living room will flow nicely on to the rear grounds and will no doubt benefit from nice views across the field to nearby countryside. The living room is designed to be open plan on to the adjoining dining kitchen which in turn will provide access to a separate utility room nicely tucked away.

Nicely tucked away from the rest of the living space will be a cosy study also ideal as a family TV room or snug, and next door to that is a ground floor fifth bedroom great for guests as it comes complete with en suite shower room facilities. A downstairs cloakroom/WC off the hallway will also feature.

On the first floor will be four bedrooms, including an expansive master bedroom which has been designed to encompass en suite facilities and also a useful dressing area. Also on this floor will be the family bathroom. This upper floor will benefit from great views of the surrounding area, taking in rolling fields and wooded valleys.

The outside space will be a hugely important part of this property, as detached barns with multiple acres suitable for horses and livestock are a rare commodity. The adjoining field will appeal to those wishing to pursue this country lifestyle, especially with the close proximity of nearby bridleways and the Wyre Forest. The extensive grounds will also be great for purchasers simply wanting space around them and the seclusion that comes with it.



Situation

The barn boasts an enviable location between the villages of Callow Hill and Rock, rural without being remote, and commanding fantastic wide angle views that take in wonderful rolling countryside which surrounds the barn on several sides.

This setting is well known as an area of outstanding natural beauty, particularly as the Wyre Forest nature reserve is right on the doorstep and easily accessed from nearby Far Forest, approximately one mile away. The close proximity of this amazing wooded area, which spans over 6,000 acres, is a huge asset for those with horses as there are miles of bridleways providing an excellent riding experience.

Considering the rural location of this barn, there are a number of amenities close at hand. Far Forest is the nearest village and features a well stocked convenience store, a popular country pub/restaurant and a well-respected primary school.

The historic town of Bewdley is just four miles away and offers lots to see and do, with interesting shops and boutiques, many pubs and restaurants throughout the town and riverside, and some delightful attractions unique to the area including the celebrated Severn Valley steam railway.

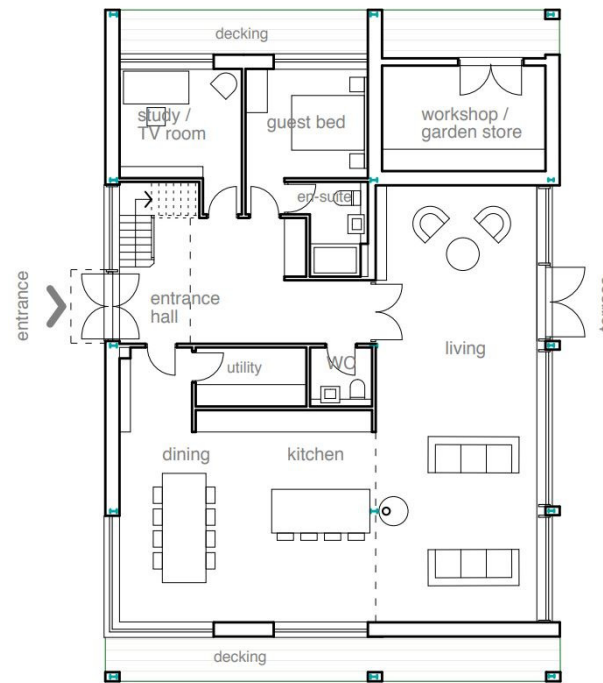


Agents note

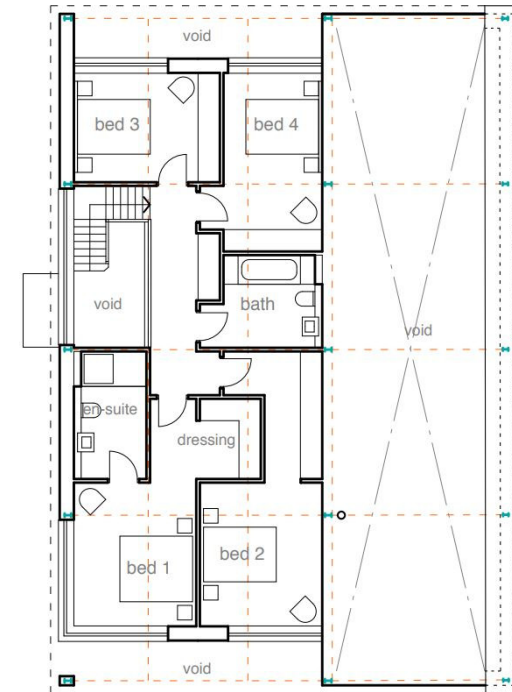
The land is available via separate negotiation to the barn, please enquire for more information.

If the land is purchased separately, there will be a right of way on the north side of the barn for access to the field.

Council tax band - TBC.



Ground Floor Plan



First Floor Plan



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners - an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.