

**01562 886688**

**Sales, Lettings, New Homes & Commercial**

Oak Barn  
Bromsgrove Road  
Belbroughton  
Stourbridge  
DY9 9TY



**WALTON  
&  
HIPKISS**

[www.waltonandhipkiss.co.uk](http://www.waltonandhipkiss.co.uk)

Oak Barn is a beautifully presented semi-detached barn conversion, originally part of a traditional farmstead and sympathetically refurbished around 45 years ago. Set in an exceptional and rarely available position, the property enjoys uninterrupted, far-reaching views over rolling Worcestershire countryside, offering a peaceful rural lifestyle within easy reach of Belbroughton village.

The accommodation is full of character and warmth, beginning with a welcoming hallway leading into a generous living room complete with a wood-burning stove — the perfect focal point for cosy evenings. A defined dining area flows naturally into the conservatory, creating a bright and versatile space ideal for entertaining or simply relaxing while taking in the surrounding landscape.

The fully equipped kitchen provides ample storage and workspace, complemented by a useful utility room and a convenient downstairs W/C.

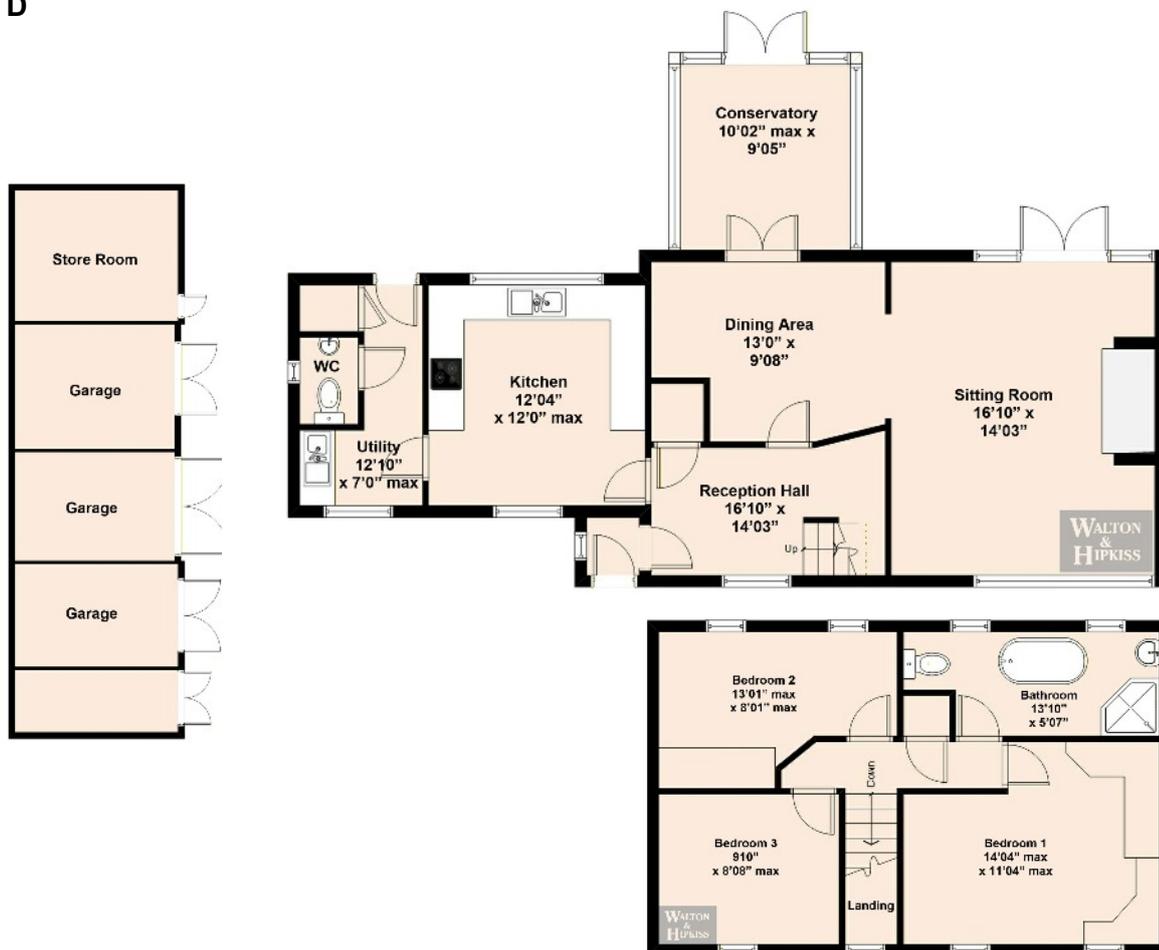
Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, making it an excellent home for couples, families, or those seeking a countryside retreat with room for guests.

Externally, Oak Barn continues to impress. A triple garage and additional outbuildings provide extensive storage, workshop potential, or scope for hobby use. The gardens are a standout feature — generous, private, and designed to maximise the stunning panoramic views across adjacent fields and open countryside.

This is a rare opportunity to acquire a unique home in a highly desirable rural setting, combining character, practicality, and exceptional outlooks.

**LOCATION** Oak Barn offers easy access to both the M5 and M42 motorways and links to surrounding Villages, towns and cities who off a range of local amenities, including schools, shops, restaurants, pubs, doctors ,dentists, bus and rail services.

**EPC D**







**IMPORTANT NOTICE:** The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.

All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.

**HAGLEY**  
01562 886688

**STOURBRIDGE**  
01384 392371

**KIDDERMINSTER**  
01562 519777



Please phone the appropriate telephone number nearest your area, we look forward to your call.