



The Tin Barn, Poplar Farm Road, Bromley Hurst, Abbots Bromley, WS15 3AY



Set within an enviable 0.75 acre plot in the premier hamlet of Bromley Hurst is The Tin Barn; a fine example of a contemporary barn showcasing oversized accommodation, four generous double bedrooms and wrap around gardens, all overlooking tranquil countryside views. Completed in 2019, this individual detached country home has been finished to an exceptional standard including a quality kitchen with integral appliances and quartz worksurfaces, modern bathroom suites and Porcelanosa flooring, with privacy one-way glazing to the kitchen and master suite. Oversized accommodation is showcased throughout alongside generous bedrooms and bathrooms, and the second reception rooms offers excellent potential for use as a ground floor fifth bedroom or ancillary accommodation. The central feature of this

outstanding home is the magnificent family dining and living kitchen where a gallery over the sitting room extends into the impressive vaulted ceiling and landing above, and this 'Grand Designs' style home enjoys a tranquil setting in this rural hamlet with uninterrupted views appreciated to all aspects.

The front door opens into a spacious reception hall with full height windows to the front, leading off into two generous reception rooms, one of which alongside the ground floor shower room would make an ideal ground floor bedroom. Also to the ground floor is an exceptional open plan living and dining kitchen, having open views to the side, a gallery overlooking the lounge and a high specification kitchen. also to the ground floor are a spacious laundry room and guests

cloakroom. The first floor landing provides an open space ideal as a relaxation area, with doors leading off to four oversized bedrooms serviced by a family bathroom. The impressive master suite also features twin walk in wardrobes and a luxury en suite, with vaulted ceilings and a glazed apex overlooking idyllic countryside views. Outside, the garden plot extends to three quarters of an acre and is laid to a gated driveway, detached triple garage (for completion in March 2022) and wrap around gardens laid to lawns and a porcelain paved terrace to one side.

The Tin Barn lies in the tranquil Bromley Hurst, a secluded hamlet which lies just out side the popular village of Abbots Bromley. Famed for its annual historic Horn Dance and having formerly been named as one of the Top

12 Places to Live in the Midlands by the Sunday Times, Abbots Bromley offers an excellent array of amenities including pubs, a bistro, cafes, a primary school, doctors, a church and a village hall. The property lies within catchment for Oldfields Middle and Thomas Alleynes High, and there are an excellent range of independent schools in the area including Smallwood Manor, Lichfield Cathedral and Denstone. For leisure pursuits, Blithfield Reservoir is a short drive away and offers a sailing club and fishing spots, and Cannock Chase lies 7 miles away. There are good road links along the A50 and A38 giving access to commercial centres, regular rail links to London to can be found in Lichfield and Stafford, and the International Airports of Birmingham, East Midlands and Manchester are all within an easy drive.



- Exceptional Contemporary Converted Barn
- Panoramic Countryside Views & Peaceful Rural Setting
- Finished to Superb Specification
- Magnificent Open Plan Living & Dining Kitchen
- Two Generous Reception Rooms
- Reception Hall & Shower Room
- Laundry Room & Cloakroom
- Four Spacious Double Bedrooms
- Stunning Principal Suite with Shower Room & Twin Walk in Wardrobes
- Family Bathroom
- Gated Entrance & Ample Parking
- Newly Built Triple Garage
- Mature Gardens of 0.75 Acre
- Potential for Ancillary Accommodation
- Double Glazed & Oil Central Heating
- Well Placed for Amenities, Commuter Routes & Schools

Reception Hall 8.1 x 3.14m (approx. 26'6 x 10'3)
A composite front door opens into this stunning hallway, having stairs rising to the first floor with storage below, Porcelanosa LVT flooring which extends into the kitchen, and doors opening into:

Lounge 7.11 x 5.45m (approx. 23'3 x 17'10)
A beautifully sized living room having dual aspect windows overlooking the gardens

Family Room 7.3 x 5.75m (approx. 23'11 x 18'10)

Currently used as a playroom but being ideal for use as a fifth ground floor bedroom suite or annexe alongside the ground floor shower, having windows to the side aspect

Open Plan Living & Dining Kitchen 12.9 x 7.5m (approx. 42'6 x 24'7)

Extending to a magnificent scale, this expansive family space offer an impressive lounge with vaulted ceilings, formal dining area and a comprehensively fitted kitchen. The **Kitchen** comprises range of gloss island, wall and base units with marble effect worksurfaces over, housing inset stainless steel sink with extendable mixer tap and a range of integral appliances including fridge, freezer, dishwasher and Bauknecht twin ovens, induction hob with flexi-rings and a retractable extractor fan. The island unit provides an entertaining style breakfast bar and a window overlooks views to the side aspect. The **Dining Area** features double doors and full height windows with one-way privacy glazing leading out to a porcelain paved terrace to the side aspect, and the **Living Area** has further windows overlooking the driveway and gardens

Laundry Room 4.44 x 2.3 (approx. 4'7 x 7'6)

Comprising a range of base and full height units housing inset sink with side drainer and spaces for a washing machine, tumble dryer and American fridge freezer, with Porcelanosa LVT flooring, hanging space for coats and a window to the rear enjoying far-reaching views

Cloakroom

Comprising wash basin set to vanity unit and WC, with Porcelanosa tiled flooring

Shower Room 2.8 x 2.44m (approx. 9'1 x 7'11)

Comprising a white suite having wash basin set to vanity unit, WC and walk in shower, with Porcelanosa tiled flooring, tiled walls and a chrome heated towel rail





Stairs rise to the **First Floor Landing**, having windows to the front aspect, a door to an **Airing Cupboard** housing the pressurised water cylinder and a gallery overlooking the living room below. Doors lead into:

Master Bedroom 7.33 x 4.4m (approx. 24'0 x 14'5)
An impressive bedroom suite having tall ceilings and a privacy glazed apex showcasing far-reaching views. Doors open into twin walk in wardrobes each measuring 4.15 x 2.3m (approx. 13'7 x 7'6) and having a range of recently installed fitted storage and hinging space as well as dual access into:

En Suite 2.43 x 2.43m (approx. 7'11 x 7'11)
Comprising a contemporary suite having wash basin set to vanity unit, WC and large walk in shower, with tiled flooring, tiled walls and a chrome heated towel rail

Bedroom Two 7.08 x 4.32m (approx. 23'2 x 14'2)
With a window to the side aspect

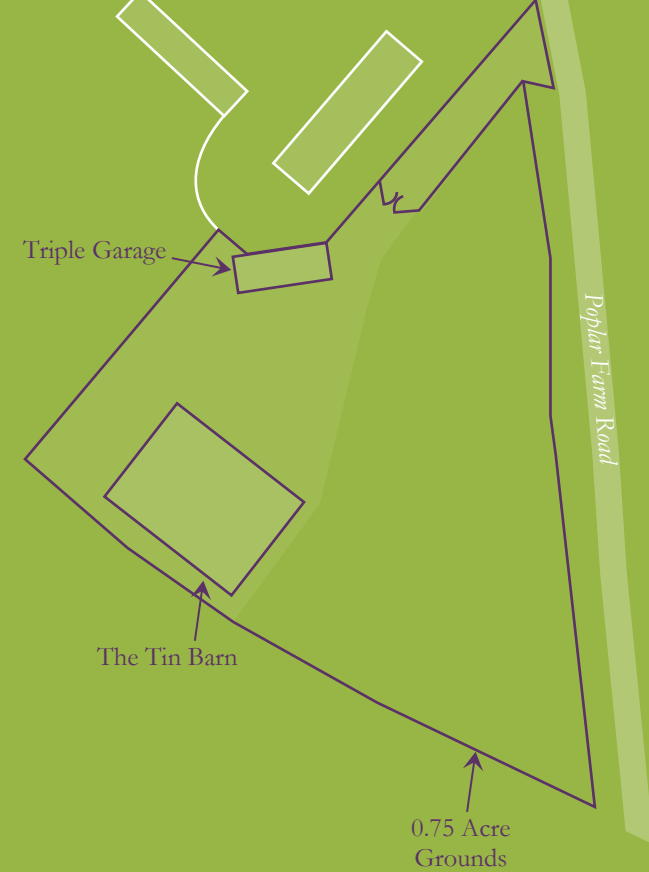
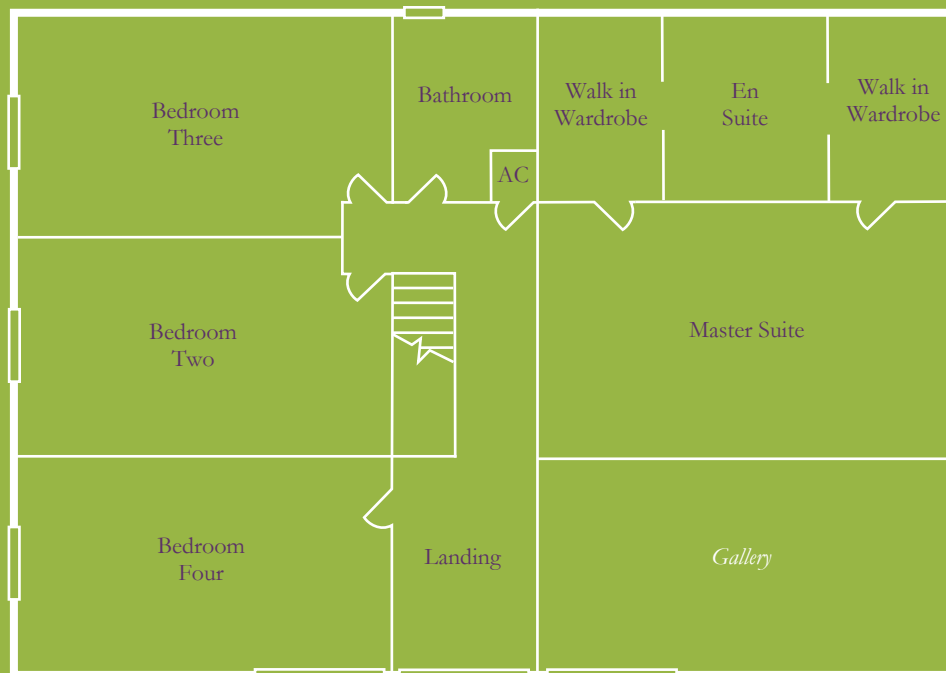
Bedroom Three 6.97 x 4.07m (approx. 22'10 x 13'4)
Having window to the side

Bedroom Four 7.07 x 4.16 (approx. 23'2 x 13'7)
A fourth double bedroom having dual aspect windows

Luxury Bathroom 3.46 x 3.3m (approx. 11'4 x 10'9)
Fitted with wash basin set to vanity unit, WC, double ended bathtub and separate shower, with tiled flooring and splash backs, a chrome heated towel rail and a window to the side









Outside & 0.75 Acre Grounds

The Tin Barn is approached via a sweeping gravel driveway where gates (with the option for an electric motor to be fitted) open into an ample parking area. Due for completion by the end of March 2022 is a **Detached Triple Garage** with power, lighting and electric entrance doors

Wrap around gardens extend to the front and sides of the property, enjoying much privacy and countryside views to all sides. From the dining area of the kitchen, double doors open out to a porcelain paved terrace to the side aspect offering a generous space for alfresco dining, and extensive lawns are set to the other side, housing the oil tank and plenty of space to landscape further as desired. There is an exterior water point, exterior lighting and power points



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.