



The
LEE, SHAW
Partnership

BRAKEMILL BARN

Brakemill, Hagley, Worcestershire, DY8 2XY



EXCEPTIONAL CONTEMPORARY BARN CONVERSION

Set in idyllic countryside
just moments from the
amenities of Hagley Village

An exceptional contemporary
barn conversion extending to just
over 4,000 sq ft (including garage
and gym), offering luxury living
accommodation in a superb location.

This outstanding five-bedroom
home has been expertly crafted to
an exceptional standard, combining
striking contemporary design with
thoughtful functionality. Four of the
five bedrooms benefit from en suite
facilities, with an additional stylish
house bathroom. The property also
features a high-end living/dining
kitchen, utility, snug/office, separate
lounge, guest cloakroom, gym with
shower room, plant room and a
large garage.

KEY FEATURES

- Underfloor heating to both ground and first floors (first floor suspended concrete), served by an air source heat pump.
- High-quality Reynaers double-glazed windows complementing attractive cedar cladding for a clean, contemporary aesthetic.
- Electric gated entrance, generous driveway and large garage.
- Beautiful countryside views, particularly from the first floor.





ACCOMMODATION

RECEPTION HALL

A striking entrance with open atrium, galleried landing, open-tread staircase and glazed balustrade.

GUEST CLOAKROOM

Fitted with Laufen wall-mounted WC and vanity basin.

LIVING/DINING KITCHEN

A stunning centrepiece of the home. The living area is subtly zoned with a feature fire and TV recess.

The impressive kitchen includes:

- AEG coffee machine
- Induction hob with integrated extractor
- Two ovens
- Dishwasher
- Large central island
- Quartz worktops
- Quooker hot tap
- Wine chiller

Two sets of patio doors open to the rear garden. A walk-in pantry provides excellent additional storage.



ACCOMMODATION



UTILITY ROOM

Fitted to match the kitchen specification.

SNUG / OFFICE

Versatile room ideal as a home office or potential ground-floor bedroom. It could be potentially combined with the adjoining gym and shower room, to form a self-contained annexe if required.

GYM, SHOWER ROOM & PLANT ROOM

Located at the rear of the garage, offering excellent flexibility.

LOUNGE

A separate reception space with a contemporary flame-effect fire and media wall.





WE DON'T SELL HOUSES,
WE SELL **HOMES.**





FIRST FLOOR

An impressive galleried landing provides a sense of light and space.

MASTER SUITE

Dual-aspect bedroom with walk-in dressing room and luxurious en suite featuring twin vanity basins, WC and a wet-room style shower with black brassware.

BEDROOM TWO

Also benefits from a walk-in dressing room and high-spec en suite.

BEDROOMS THREE & FOUR

Both doubles, each with their own en suite.

BEDROOM FIVE

A generous room suitable as a bedroom or home office.

HOUSE BATHROOM

Beautifully appointed with freestanding bath, vanity basin and wall-mounted WC.



OUTSIDE

Enclosed and private gardens with lawned and patio areas, ideal for entertaining and appreciating the countryside backdrop.

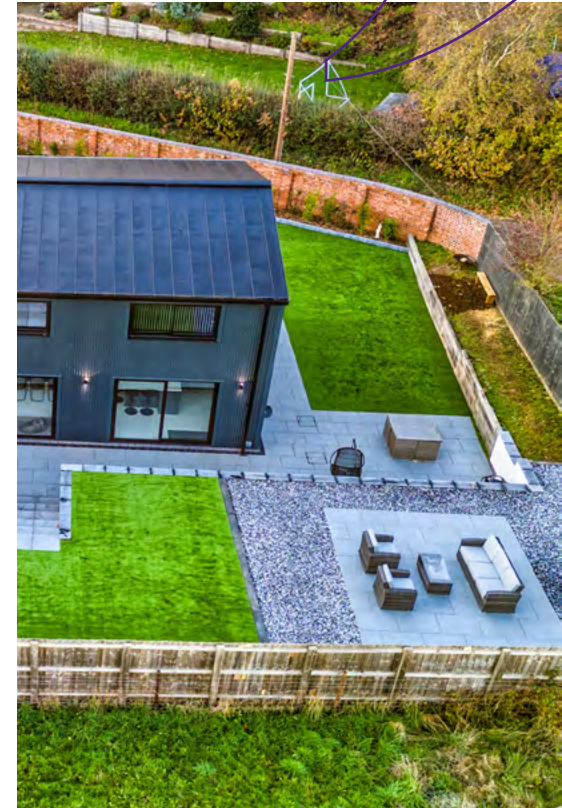






LOCATION

Set in idyllic countryside just moments from the amenities of Hagley Village, the property enjoys peaceful surroundings with beautiful walking routes, bridleways and local pubs close by. Hagley Train Station provides direct services to Birmingham and Worcester with onward connections to London. There are excellent road links via the M5 at Junctions 3 and 4, making it ideally placed for commuters to Birmingham, the West Midlands, Worcester and beyond.





ADDITIONAL INFORMATION

Approx. floor area:

4,000 sq ft (including garage and gym)

Services: Mains electricity & water. Heating by way of an air source heat pump

Drainage: Private treatment plant

Broadband:

Fibre to the premises -
<https://checker.ofcom.org.uk>

Council Tax: Band G

EPC Rating: C

Tenure: Freehold

Construction: Steel portal frame with cavity block construction, cedar cladding in parts, and pitched standing-seam metal roof

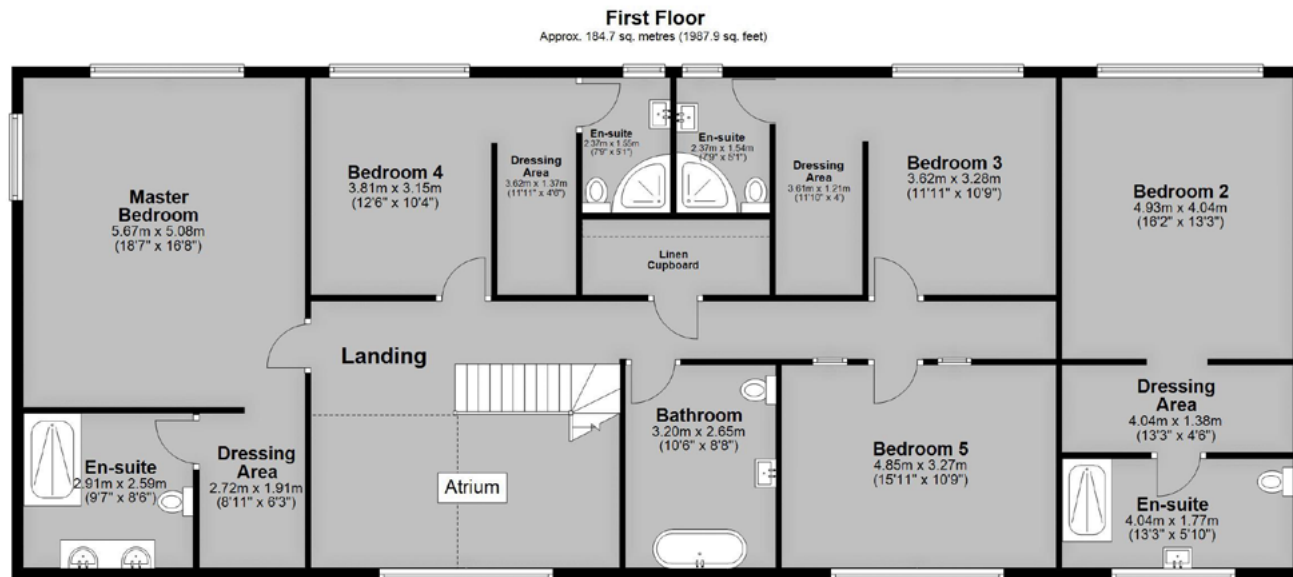
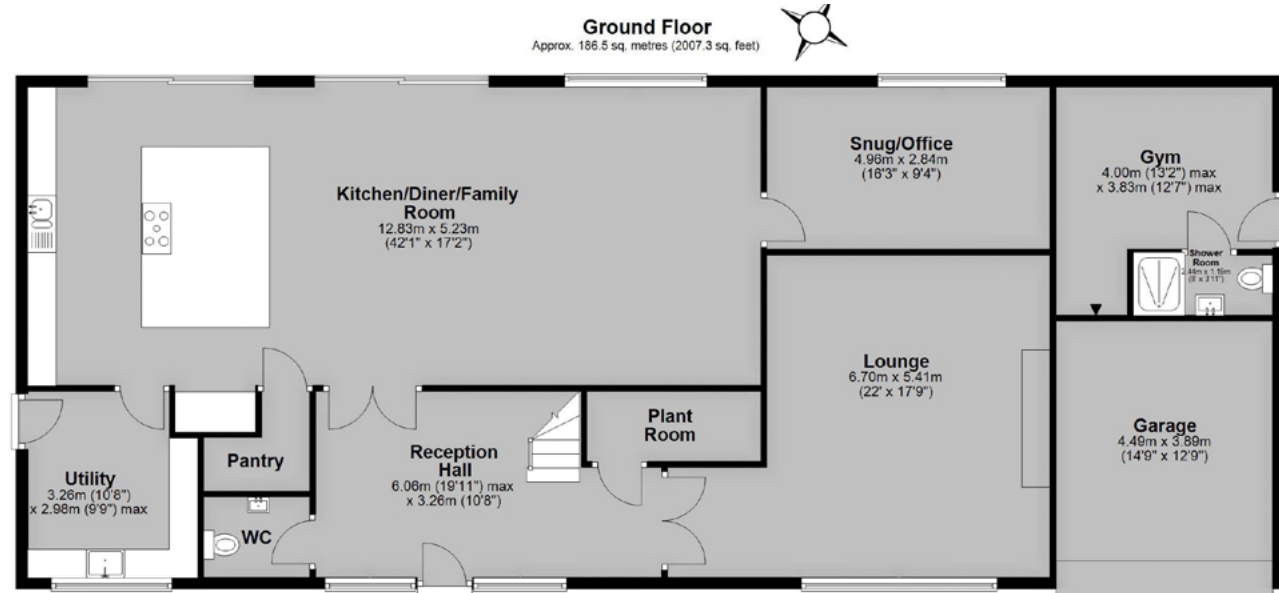


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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf



FLOOR PLANS



Total area: approx. 371.2 sq. metres (3995.2 sq. feet)
Brake mill Barn, Brakemill, Hagley

The **LEE, SHAW** Partnership

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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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