



The Owls, Lutley Lane, Hayley Green, Halesowen, B62 1EZ



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EXCLUSIVE

# The Owls, Lutley Lane, Hayley Green, Halesowen, B62 1EZ

## DESCRIPTION

Once in a while a rare and unique opportunity presents itself which is not to be missed; The Owls, a beautifully restored barn conversion enveloped in the picturesque countryside of Hayley Green is just that. Boasting circa half an acre of beautifully maintained and mature gardens, the property conveniently falls within close proximity to Halesowen Town Centre and Hagley with a variety of shops and transport facilities perfect for semi rural living. Effortlessly showcasing flexible and versatile living accommodation, ideal for large families with bedrooms and bathrooms on both floors; the property also retains many of its characterful and traditional features through the exposed brickwork and beams, vaulted ceiling and arched windows paying homage to the property's heritage. To give discerning buyers an insight, The Owls briefly comprises of welcoming entrance hall with feature split-level staircase, generous-size living room complete with wood burning stove and exposed brickwork, home office with calming views across the courtyard, bright and airy garden room with access to garden, separate formal dining room with vaulted ceiling and exposed rafters, beautifully arranged Avanti kitchen housing a variety of practical storage, Caesarstone breakfast bar, separate utility, shower room and two ground floor bedrooms. Continuing upstairs are two further wonderful bedrooms comprising of principal bedroom with fitted wardrobes and luxury en suite with separate bath and shower. The guest bedroom has built-in wardrobes, en suite and commanding views over the rear garden towards Clent Hills. Outside the property offers a double garage providing useful storage space, ample parking byway of a gravelled driveway and beautifully kept and thoughtfully laid-out rear garden with private seating, rolling lawn and small paddock.



#### Front Of The Property

Approached through a beautifully manicured and fore garden offering generous parking, a double garage providing practical storage space, mature shrubs and trees, feature pond and a well maintained lawn with path leading to a vaulted storm porch with outdoor light.

#### Reception Hall

With a door leading from the front of the property, split-level stairs leading to the first floor landing, exposed feature beam and prominent timber trim, creating a beautiful depth to this already bright and airy space, recessed spotlights, Karndean floor with outer border, three feature double glazed windows and doors to various rooms.

#### Living Room

17'8" x 14'1"

With a door from the reception hall, use of exposed feature brickwork with recess and complimentary beams, beautiful fireplace housing log burning stove, quarry tiled hearth, large bi fold doors leading to garden room, door to home office and window to front with picture frame outlook overlooking the courtyard.

#### Home Office

13'5" x 8'2"

With a door from the living room, this generous size space again features exposed brickwork and a full-length barn window to rear.

#### Garden Room

12'5" x 10'9"

Ideally situated at the rear of the property, with bi fold doors from the lounge, this bright and airy space provides direct access to the rear garden, with exposed brickwork there is also feature archway providing a focal point of the room and laminate floor ideal for when coming in from the garden with our four-legged friends.

#### Dining Room

15'1" x 10'5"

Conveniently centred around the kitchen and Garden Room perfect for entertaining, having vaulted ceiling with restored beams and rafters, complimentary timber trim, comfortable space for formal dining, window and doors leading to the rear garden and laminate floor.

#### Kitchen

13'5" x 12'1"

Well connected to the rest of the house, this modern fitted Avanti kitchen is accessed from both the dining room and entrance hall. Featuring contemporary soft closing, high-gloss, cream handle-less wall, base and pantry-style drawer units. A plethora of integrated appliances including Bosch double oven, warming drawer, separate induction hob with extractor hood over, fridge freezer, dishwasher, larder cupboard, practical bin store, under cupboard and kick-board lighting, further built-in storage, one and a half bowl sink and drainer, hose attachment and boiling hot water tap. Completing this fabulous space is a breakfast bar comprising of Caesarstone, vertical column radiator, tiling floor, feature beams and window over looking the garden.

#### Utility

11'1" x 4'7"

With a door from the reception hall, fitted with matching wall and base units, worksurfaces, stainless steel sink, space for appliances, window to rear and door to rear garden.

#### Bedroom Four

11'5" x 10'9" max

Accessed off the entrance hall and bedroom four, built-in wardrobes, drawers, cupboards and dressing table and window to rear.

#### Bedroom Three

11'9" x 11'1" max

Offering flexible and versatility; this space effortlessly lends itself as an additional chill-out room or alternative accommodation for either teenagers or elderly relatives with direct access again to both bedroom four and entrance hall and window to rear.

#### Shower Room

Serving both bedrooms, this grey suite comprises of WC, wash hand basin and shower cubicle, tiled walls, Karndean floor with outer boarder and a central heating radiator.

#### Landing

With split-level stairs leading from the entrance hall, doors to various rooms, useful storage cupboards, feature beams and obscured circular window.

#### Master Bedroom

18'0" x 13'9" max

Accessed off the landing and with further door to ensuite, built-in wardrobes, feature beams housed in vaulted ceiling and dual aspect windows to front and rear creating a beautiful bright and airy space

#### En Suite

This impressively large ensuite is a perfection addition to this fantastic property and has been recently re-fitted with a mostly white suite with complimentary black finishes and comprises of generous-size bath with separate shower attachment, double walk-in shower with Mira power shower, his and hers vanity wash hand basins, WC, tiled floor, part tiled walls, recessed spotlights, feature arched window with commanding views over the well-kept foregarden, vertical column radiator and further chrome heated towel rail.

#### Bedroom Two

14'1" x 10'2"

With built-in wardrobes, exposed feature beam, door to en suite and far reaching views over rear garden and surrounding area.

#### En Suite

Servicing just bedroom two this contemporary mostly-white suite comprises of shower cubicle, WC, wash hand basin, ceiling beam, part tiled walls and window to rear.

#### Garden

Almost completely enveloped by surrounding countryside and working farm; the garden sits on approximately half an acre and is beautifully mature and well maintained. Offering a private aspect with well established hedgerow, thoughtfully planted shrubs and foliage makes the paved terrace an ideal entertaining spot with friends and family. There is lighting throughout the garden making it child friendly and adding to the ambience when enjoying this peaceful oasis as the sun sets. There is also a small paddock at the end of the garden.

#### Double Garage

15'8" x 15'1"

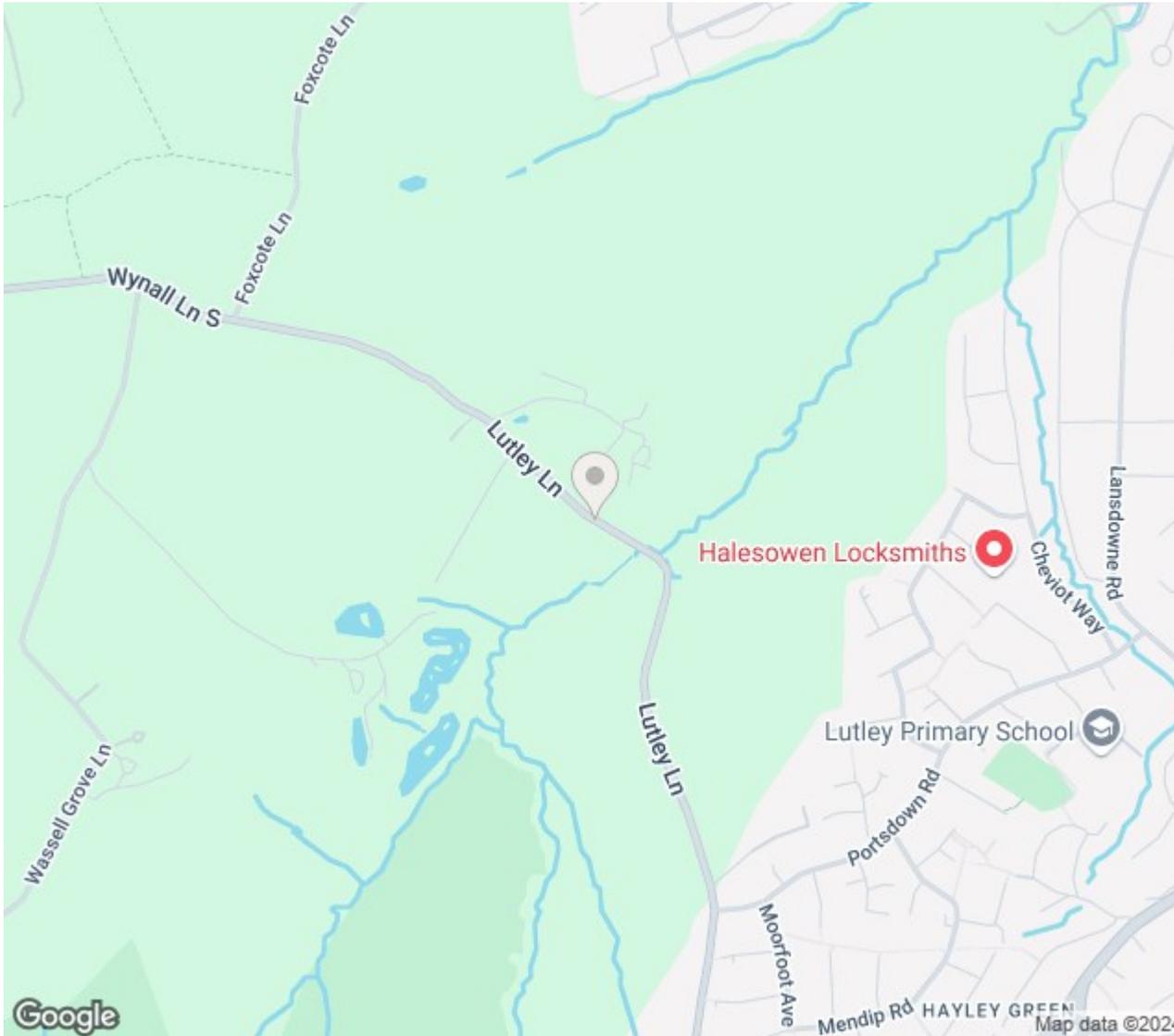
The double garage is of a good size and is fitted with light and power, eaves storage, complete with window and doors. Beyond the garage is are timber frame sheds and a greenhouse ideal for keeping outdoor garden equipment and growing your own fruit and vegetables. There is also a chicken run.

#### Services

We have been advised by the seller that the property has LPG gas and a borehole system for water, a septic tank shared with the neighbouring property and has solar panels. There is also a water softener located in the garage with sediment filters, pressure tank and a UV lamp.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		67
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	23	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

#### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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