



# Cross Lane Barns, Cruise Hill Lane, Elcocks Brook, B97 5TR

Offers In Region Of £575,000

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The property boasts character with exposed beams and original limestone flooring, adding to its charm. Upon entering, there's an inviting hallway with stairs leading to the first floor, a convenient guest WC, and under-stairs storage equipped with utility plumbing for a washing machine and space for a tumble dryer. The lounge features a cozy log-burning stove, a side access door, and French doors opening onto a decked seating area. The breakfast kitchen, with a charming stable door leading to the garden, offers ample dining space and is equipped with a range of wall and base units, a Rangemaster oven, and integrated fridge and freezer.

Upstairs, you'll find a double bedroom with built-in wardrobes and an en-suite shower room, along with a generous single bedroom and a principal bathroom featuring both a bath and a shower enclosure. A staircase leads to the second floor, where a spacious loft room serves as an additional bedroom, complete with built-in storage.

At the rear of the property lies an expansive garden, enjoying a southerly aspect and offering stunning views of the neighbouring countryside. Beautifully maintained by the current owners, the garden is predominantly laid to lawn and mature shrubbery and a selection of fruit trees, including apple, cherry and plum trees. A delightful decked seating area provides the perfect spot for outdoor relaxation and dining, while a charming summerhouse overlooks a tranquil wildlife pond, all within the hedge boundaries.

The property benefits from ample off road parking within the courtyard and offers a single garage, with electric power and lighting.

Situated in the idyllic and semi-rural area of Elcocks Brook, the property enjoys a quiet setting surrounded by neighbouring fields and just a few other properties. Within walking distance, is the popular public house The Brook Inn, whilst only a short drive away are Redditch Golf Club, The Jinney Ring Craft Centre, The Vernon Arms (gastro pub) and Morton Stanley Park. The nearby town of Redditch and the smaller town of Bromsgrove, offer a number of supermarkets, shops, eateries, leisure centres and first, middle and high schools.



Cross Lane Barns, Cruise Hill Lane, Redditch



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher

- Beautifully Appointed Barn Conversion
- Lounge with Log Burning Stove
- Bathroom, En-Suite and Guest WC
- Ample Off Road Parking
- Summerhouse
- Three Bedrooms
- Breakfast Kitchen
- Extensive South-Facing Rear Garden
- Garage
- Stunning Views of the Neighbouring Countryside



**Energy performance certificate (EPC)**

2 Cross Lane Barns Cruise Hill Lane Elcocks Brook REDDITCH B97 5TB	Energy rating <b>D</b>	Valid until: 21 May 2034 Certificate number: 2111-6198-5592-1105-5242
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Property type: Mid-terrace house  
Total floor area: 109 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

**Energy rating and score**

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

For more information on this house or to arrange a viewing please call the office on:

**01527 540 654**

Alternatively, you can scan the QR to view all of the details of this property online.

