



Edgioake Lane, Astwood Bank, Redditch B96 6LL

Offers Over £900,000

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This impressive and characterful five-bedroom barn conversion is located in the highly sought-after village of Astwood Bank and is being sold with no upward chain. The property offers spacious accommodation with a blend of traditional charm and modern interiors. It features a stunning rear garden with a swimming pool, open views of the surrounding fields, ample off-road parking, and a double garage.

The accommodation briefly comprises a main entrance hall with wooden flooring, attractive stained glass windows, and a convenient guest WC. Off the hallway, you'll find a spacious study and an elegant dining room with floor-to-ceiling windows, both offering views of the beautifully landscaped gardens. The cosy sitting room leads off the dining room and features a brick fireplace with a log-burning stove.

The large breakfast kitchen provides panoramic views of the garden and surrounding fields. It is fully equipped with a range of wall and base units, a central island with a breakfast bar, an Esse stove, and plenty of space for dining. From the kitchen, there is a separate utility room and steps that lead to an inviting hallway with original flagstone flooring and a full-height feature window, with stairs leading to a storage room.

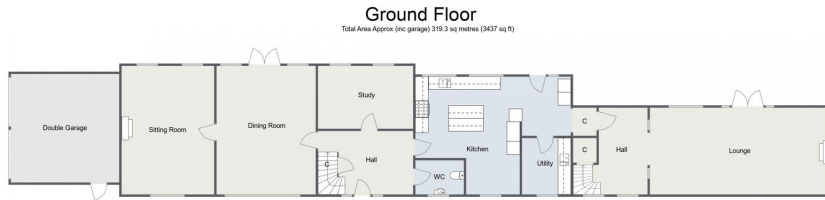
The impressive main lounge, accessed through a brick archway, boasts a vaulted ceiling, French doors to the rear garden, and a log-burning stove set in an inglenook fireplace.

Upstairs, the galleried landing leads to five bedrooms, including four spacious doubles. The master bedroom benefits from an en-suite shower room, and the two family bathrooms all have white suites.

The property is approached via a hedged pathway lined with planted flower beds at the front. The rear garden is equally impressive, featuring a summer house and offering stunning views of the surrounding meadows and fields. Additionally, the property includes an outdoor heated swimming pool, enclosed by decorative railings. There is a driveway providing ample off road parking and access to the adjoining double garage.



Edgioake Lane, Astwood Bank



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.

- Impressive Barn Conversion
- Five Well-Proportioned Bedrooms
- Four Reception Rooms
- Breakfast Kitchen and Separate Utility
- En-Suite to Master 2x Bathrooms and Guest WC
- Stunning Gardens with Heated Swimming Pool
- Open Views to Neighbouring Countryside
- Driveway Parking and Double Garage
- Sought After Location
- No Upward Chain



Energy performance certificate (EPC)

Manor Barn Edgioake Lane Astwood Bank REDWICH Leicestershire	Energy rating D	Valid until: 6 March 2026
Property type Detached house		Certificate number: 8906-7022-4865-0322-8992
Total floor area 300 square metres		

Rules on letting this property

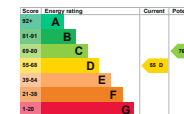
Properties can be let if they have an energy rating from A to E.

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.

