





Blithfield Cottage – Contemporary Barn Conversion with Reservoir Views

Set within an exclusive private courtyard on the rural outskirts of Abbots Bromley, Blithfield Cottage is an impressive barn conversion offering spacious and beautifully maintained interiors and stunning views near Blithfield Reservoir.

The spacious accommodation includes a magnificent reception hall, two elegant reception rooms, a dedicated study, and a generous dining kitchen with utility and cloakroom. There are four double bedrooms in total, with the ground floor hosting a luxurious principal suite and a second en suite bedroom with dressing room. Two further doubles are set to the first floor, each enjoying idyllic reservoir views and their own private bathroom.

Outside, the property benefits from a west-facing garden overlooking open countryside, a detached double garage, and ample private parking. The home forms part of a select development of just five barns, combining rural tranquillity with excellent access to village amenities, highly regarded schools, and commuter routes to the Midlands and beyond.

This unique home offers character, space, and an enviable countryside setting and strongly advised for internal viewing.



Reception Hallway

The elegant entrance to Blithfield Cottage provides access to all ground-floor rooms. The hallway features beautiful exposed original beams and vaulted A-frame detailing, complemented by a Velux window that fills the space with natural light. Spotlighting, central heating radiators, a hardwood double-glazed entry door with adjoining glazed units, and a useful under-stair storage cupboard complete the welcoming space.

Cloaks/W.C.

Tiled flooring extends throughout this practical cloakroom, which includes a low-level WC with continental flush, a wash hand basin with mixer tap and tiled splashback, spotlighting to the ceiling, an extractor fan, and a central heating radiator.

Office/Study

Situated to the front of the property, the study features double-glazed hardwood doors and adjoining windows, engineered oak panel flooring, spotlighting, and exposed beam work, creating a bright and characterful workspace.

Dining Room

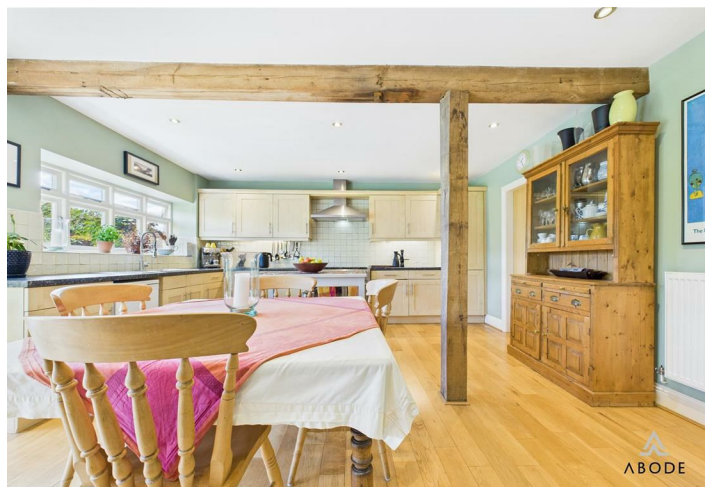
The dining room is fitted with engineered oak flooring and hardwood double-glazed doors leading to the rear, while exposed beams and ceiling spotlights add charm and warmth to the space, complemented by two central heating radiators.



Lounge

The lounge features a front-facing double-glazed window and a set of double-glazed hardwood doors with adjoining windows, filling the room with natural light. Exposed A-frame beams to the vaulted ceiling add character, while a bespoke log-burning fireplace with a tiled hearth provides a striking focal point. The room is completed with a central heating radiator and engineered flooring.







Kitchen

The kitchen is filled with natural light from a front-facing window and adjoining double doors with side windows. Engineered oak flooring runs throughout, while a range of matching base and eye-level cupboards, granite-effect work surfaces, and complementary tiling provide ample storage and preparation space. The kitchen includes a six-ring range cooker with extractor, a stainless-steel one-and-a-half sink with mixer spray tap, plumbing for further under-counter appliances, exposed A-frame beam work, two central heating radiators, dimmer lighting, and an internal door leading to the utility room.

Utility Room

The utility room offers engineered oak flooring, a hardwood door to the rear, a range of matching base and eye-level cupboards with granite-effect work surfaces, a central heating radiator, extractor fan, and spotlighting. It also houses the central heating boiler, provides space for freestanding appliances, and includes an airing cupboard with the immersion Megaflow tank. Loft access is available via a hatch.



Ground Floor Bedroom One

This bedroom features vaulted ceilings with exposed A-frame beams, a Velux window, central heating radiator, and spotlighting, door leads to:

En-suite

An en suite comprises a low-level WC with continental flush, pedestal wash basin, double shower cubicle with waterfall showerhead, complementary tiling, vaulted ceiling, spotlighting, extractor fan, and radiator.

Ground Floor Bedroom Two

Positioned to the rear of the home, this bedroom opens through a dressing area with open wardrobes, hanging rails, and shelving into a spacious bedroom with bespoke double-glazed rear windows, hardwood rear door, vaulted ceiling, exposed beams, recessed spotlights, and central heating radiators. Door leads to:

En-suite

The en suite includes a low-level WC with continental flush, floating wash basin, shower cubicle with folding door, complementary tiling, waterfall showerhead, spotlighting, extractor fan, and radiator.



Landing

The landing enjoys excellent natural light from three sets of hardwood double-glazed windows to the front and an additional set to the rear. Characterful exposed beam work complements the vaulted ceiling with inset spotlights, while a central heating radiator and smoke alarm complete the space. Doors lead to the first-floor rooms.



Bathroom One

The first bathroom features a hardwood double-glazed frosted window to the rear and a stylish four-piece suite comprising a low-level WC, bath with shower attachment, separate shower enclosure with waterfall showerhead and folding glass screen, and a pedestal wash hand basin with mixer tap. Finished with complementary wall tiling, shaving point, extractor fan, exposed beams, ceiling spotlights, and a central heating radiator.

Bathroom Two

The second bathroom includes a hardwood frosted double-glazed window to the rear and a three-piece suite with low-level WC, wash hand basin with mixer tap, and bath with shower attachment. Complementary tiling, a central heating radiator, and ceiling spotlights complete the room.

Bedroom Three

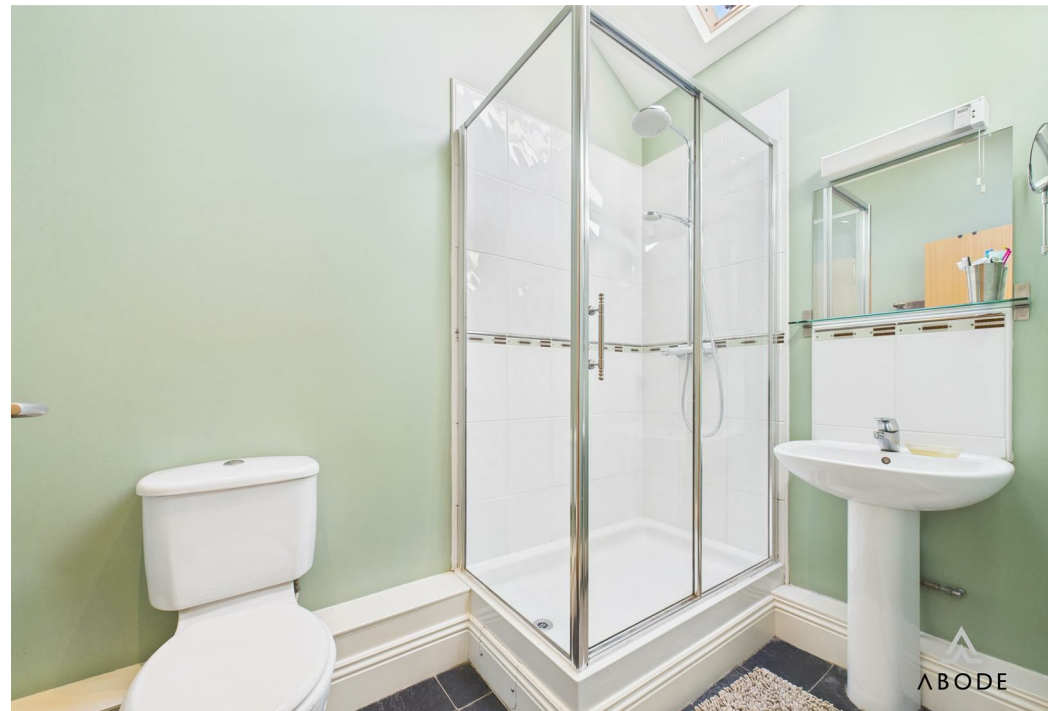
This generous bedroom enjoys dual-aspect views through windows to both the front and rear, offering the most impressive outlook in the home across Blithfield Reservoir and beyond. Features include a vaulted ceiling with exposed beams, spotlighting, and a central heating radiator.

Bedroom Four

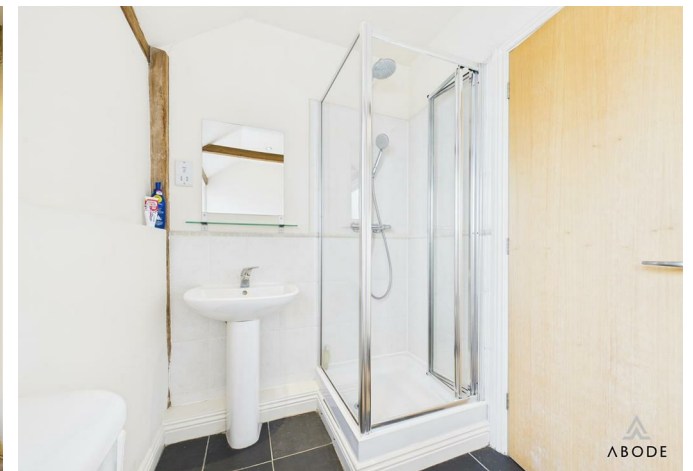
The fourth bedroom also benefits from dual-aspect windows to the front and rear, enhanced by exposed beam work, ceiling spotlights, and a central heating radiator.

Double Garage

Positioned to the right-hand side of the entrance driveway, the property benefits from a spacious double garage with ceiling lighting, a rear-facing double-glazed window, and two up-and-over doors to the front. A rear access door adds convenience, while additional parking is available to the frontage of the garage.















Floor 0 Building 1

Approximate total area⁽¹⁾

203 m²

2185 ft²

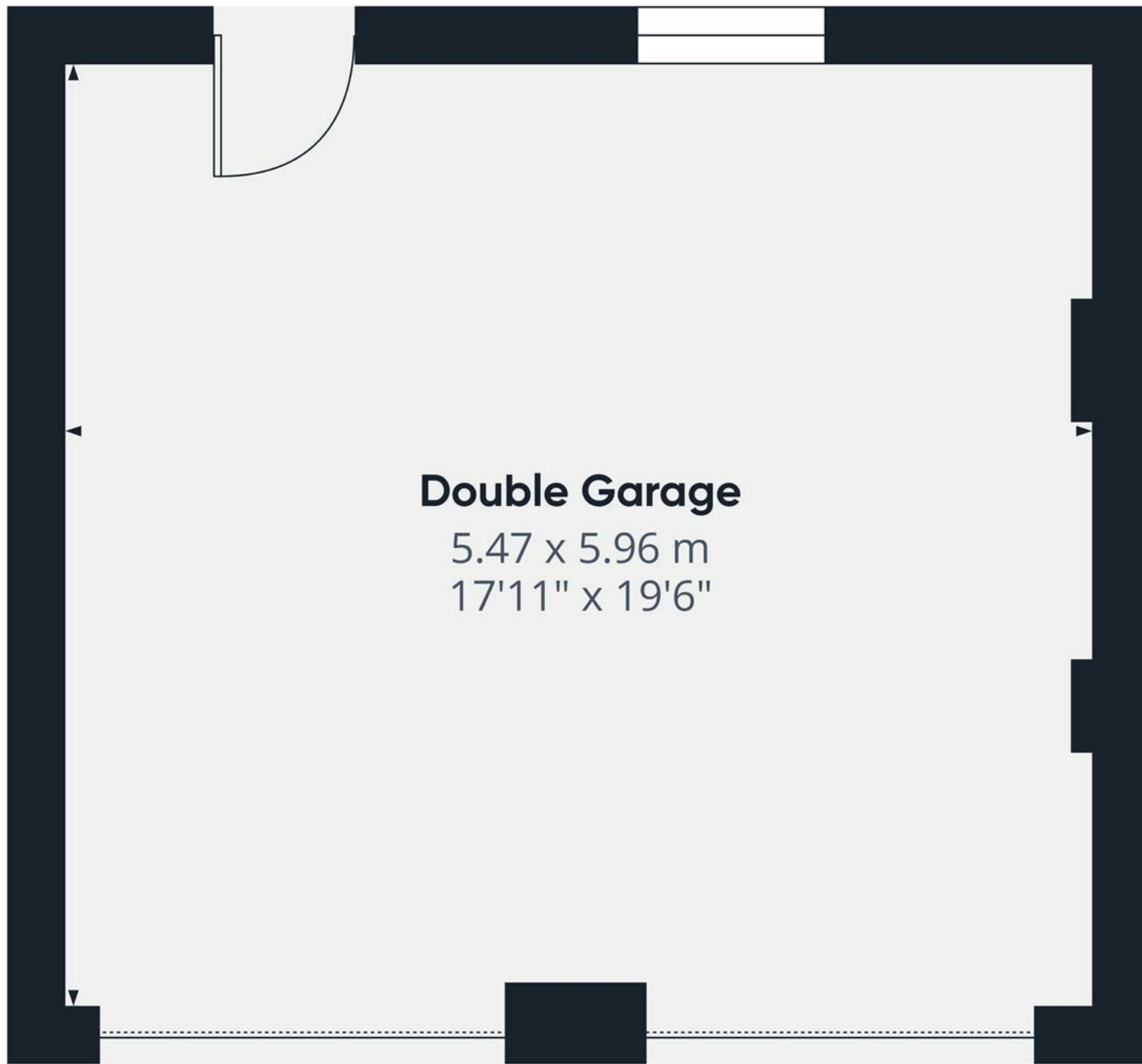


Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Double Garage

5.47 x 5.96 m
17'11" x 19'6"

Approximate total area⁽¹⁾

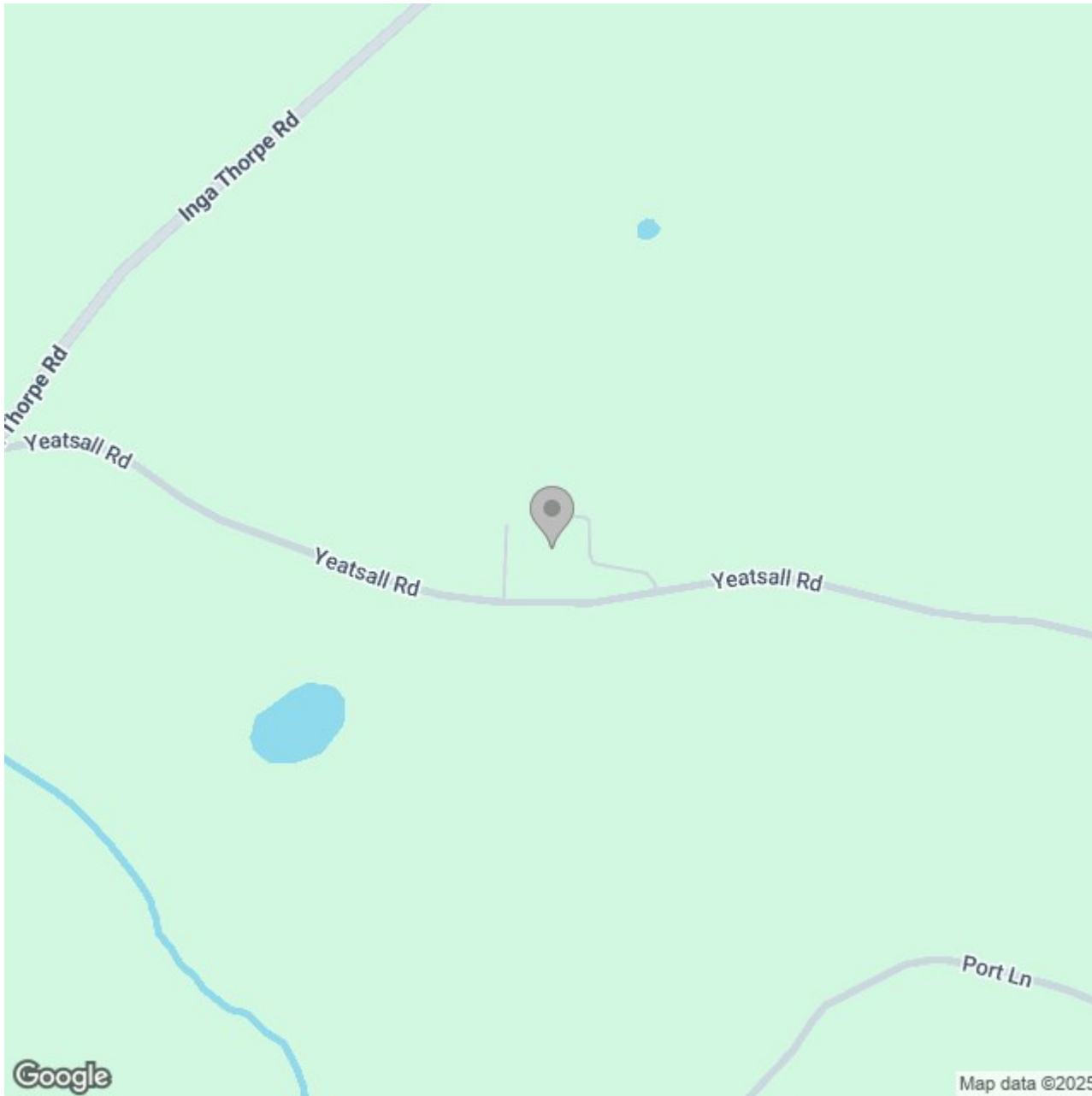
32.9 m²
354 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	