



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Holly Bush Barn, 36 High Street  
Broom, B50 4HL



## The Property

This spacious Grade II listed four-bedroom barn conversion, is set within the charming village of Broom. Blending characterful period features with modern comforts, the property presents a rare opportunity to enjoy a versatile lifestyle in a peaceful rural setting—equally suited as a main residence or countryside retreat.

The property offers four well-proportioned bedrooms, providing flexibility for use as additional reception space, home offices, or hobby rooms. Each room is rich in character, featuring exposed beams, vaulted ceilings, and a wealth of original charm

At the heart of the home, the main reception area is a particularly inviting space with generous windows allow natural light to flood in, enhancing the warm and welcoming atmosphere.

The kitchen area is thoughtfully designed and well-equipped with integrated appliances, ample work surfaces, and plentiful storage. The garden room is a generous room with access to two further ground floor bedrooms and the utility area.

Throughout the barn, a wealth of original features—including exposed brickwork, timber beams, and vaulted ceilings—combine to create a home of significant charm and individuality.

Externally, the property continues to impress with off road parking to the front of the property and a generous rear garden of 0.20 of an acre.







### Additional Information

The adaptable layout lends itself perfectly to a range of lifestyle requirements, from growing families to multi-generational living. Combining historic character with practical modern living, this is a truly special home in an idyllic Warwickshire setting.

### The Location

The village of Broom lies approximately 7 miles to the west of Stratford upon Avon, within the village there are two public houses, and a village hall full of clubs and activities, Ragley Hall and Hillers Farm Shop/cafe is within a short distance. 1 mile from Broom is the thriving village of Bidford-on-Avon which has amenities for everyday requirements including primary schools, shops, church, inns, and garage and is well located for easy reach to many surrounding centres and schools. Stratford-upon-Avon and Evesham offer excellent shopping facilities and there is a regular intercity train service from nearby Honeybourne to London. The surrounding area provides a wide range of recreational opportunities, pleasant walks, riding, fishing and boating on the River Avon and racing at Stratford-upon-Avon, Warwick and Cheltenham.





3



4



2



0.20 acre(s)



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band E

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