



Barn Conversion

THE BYRE HOUSE HARPLEY, CLIFTON-ON-TEME, WORCESTER, WR6 6HG

£495,000

FEATURES

- Versatile living space
- Ample off-road parking
- Attractive barn conversion
- Lovely rural location
- 3 bedrooms
- Large gardens



3 Bedroom Barn Conversion located in Worcester

Canopied Porch

With entrance door through to the

Entrance Hall

With flag stone flooring, window, radiator and a staircase leading up to the first floor.

Downstairs Cloakroom

With WC, wash hand basin, tiled floor, radiator, and window.

Lounge

With a brick inglenook fireplace with gas (LPG) stove, exposed ceiling timbers, radiator, window to the front and 2 windows with deep sills overlooking the rear courtyard.

Breakfast Area

With radiator, windows to the front, feature leaded glazed window and steps leading down to the

Kitchen

Fitted with wood effect base and wall mounted units with work surfaces and tiled splash backs, tiled floor, sink, built in electric oven, 4 ring hob with extractor hood over, built in dishwasher, washing machine and tumble drier, a further sink unit with mixer tap, Click space heater and door to the

Rear Hall

With a tiled floor, a stable door leading to a gravelled courtyard and door to the

Dining Room/Study

With electric heater, access hatch to the roof space, electric fuse board, widow to the front.

Utility Area

Which houses the oil fired central heating boiler, a central vacuum system and has a tiled floor, space for a fridge/freezer.

Bedroom 3

With fitted wardrobe, understairs storage cupboard, radiator, 2 windows.

Half Landing

With a window.

Bedroom 1

With exposed timbers, radiator, Velux window and door to the

Ensuite Shower Room

With tiled shower cubicle with electric fitment, wash hand basin, WC, shaver and light point, electric heater and a Velux window.

First Floor Main Landing

With smoke alarm, access hatch to the roof space and doors to

Bedroom 2

With exposed timbers, fitted wardrobes, a radiator, window and Velux window to the side.

Bathroom

With white suite comprising bath, wash hand basin, WC, radiator, airing cupboard with hot water cylinder, window.

Outside

The property is initially approached via a shared driveway which then leads through a wooden 5 bar gate to a gravelled parking and turning area. The gardens lie predominantly to the front of the property and are mainly laid to lawn and interspersed with a range of ornamental trees, shrubs and flower beds all enclosed by mixed hedging. There is a large garden shed/workshop and an ornamental street light. A gate leads to a shared, covered area beyond which lies a cobbled courtyard and flower bed.

Property Services

Mains water and electricity are connected.
Private drainage and oil-fired central heating.

Outgoings

Council tax band F - £3,295 payable for 2025/2026
Water and drainage rates are payable.

Directions

What3Words - ///calendars.feasts.vocals

From Bromyard proceed towards Stourport-on-Severn on the B4203 and turn right after approximately 5 miles as signposted to Harpley, continue for nearly a mile and then turn right continuing for 1/2 a mile and then turn left, just past the church into the drive which serves the property.

Viewing Arrangements

Strictly by appointment through the Agent (01885) 488166

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

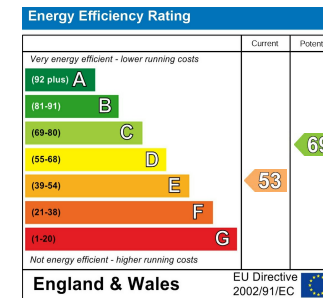
Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.





Total area: approx. 125.2 sq. metres (1347.6 sq. feet)
The Byre House, Harpley, Worcester



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

