



HAWKSNEST BARN

**MORGAN
APS**
SALES & LETTINGS



HAWKSNEST BARN

Easinghope Lane Broadwas, Worcestershire. WR6 5PA

Rural living at its best with stunning views out over the Teme Valley to the Malvern Hills and beyond. 27 acres of gently sloping, south facing pasture land with this beautiful and immaculately maintained barn conversion. Exceptional accommodation plus a self-contained annex - plenty of room for all the family. The brilliant range of outbuildings includes a triple garage block, stabling and a large steel framed agricultural building with its own access - a classic car enthusiast's dream or simply somewhere to dry your own logs



Reception Hall, Breakfast Kitchen, Dining Room, Living Room, Office, Utility Room, Cloakroom.

Principal Bedroom Suite with Dressing Room, En-Suite, Balcony, Bedroom 2 with En-Suite, 3 Further Bedrooms, Family Bathroom, Mezzanine Landing Area.

Annexe: Hall, Living Room, Bedroom, Bathroom
Triple Garage, Stables, Agricultural Building



Waitrose in Malvern
M&S in Malvern



Malvern Active,
The Malvern Spa



The Alfrick & Lulsley
Community Shop,
Martley Central Stores



Good selection of
state and private
schools in the area



The Talbot at Knightwick,
The Crown at Martley

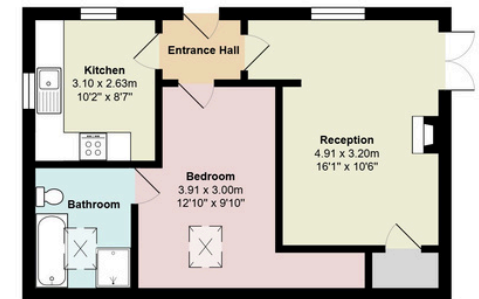
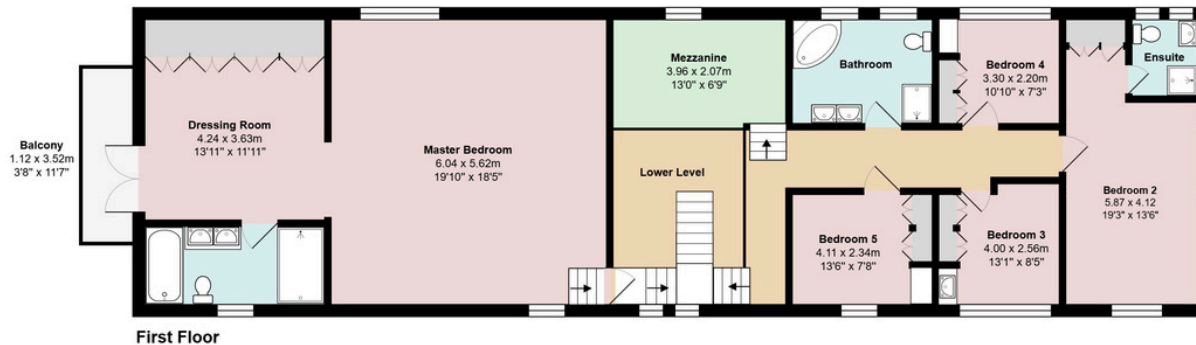


Malvern Link &
Great Malvern





FLOORPLAN



Total Approx Area: 526.0 m² ... 5662 ft² (excluding balcony)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.





IN A NUTSHELL

- Period barn conversion with character features and over 3,700 sq ft of immaculately maintained accommodation positioned within around 27 acres of glorious countryside
- An enviable setting with commanding Teme Valley views. Convenient access to Worcester, Malvern and the M5
- Large reception hall with grand staircase. Cloakroom. Dual aspect dining room opening to comfortable 26' x 19' sitting room
- Stunning 34' x 19' family breakfast kitchen. Utility room. Gardener's cloakroom. Office
- Large landing with mezzanine seating area. Five great bedrooms featuring the most impressive principal bedroom suite with dressing room, en suite and balcony. En suite to bedroom two. Family bathroom
- Detached single storey annexe c. 500 sq ft including entrance hall, living room, kitchen, bedroom and bathroom.
- 27 acres of beautifully maintained grounds, gardens, pasture land, woodland and a lake in a tranquil rural setting
- Gated entrance with extensive parking facilities. Exceptional range of outbuildings including a triple garage block with adjoining stables and a large steel framed agricultural building

The Nitty Gritty

Mains water

Mains electricity

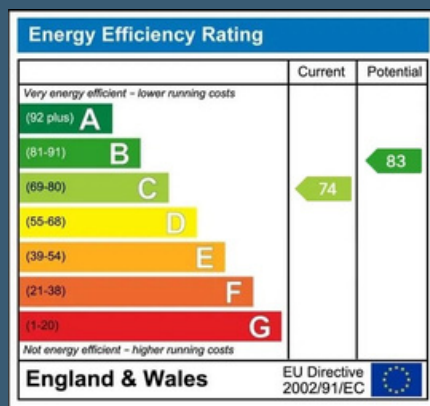
Private drainage

Oil fired central heating

Freehold

Malvern Hills District Council
Council Tax Band: Main House G,
Annexe A

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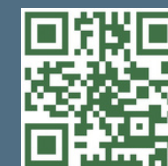


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