



The Barn
Manor Farm | Broughton Hackett | Worcestershire | WR7 4BB

FINE & COUNTRY

THE BARN

Located in a pleasant agricultural, countryside setting, The Barn offers a rural lifestyle, but with equal access to the amenities of local towns.



This characterful home offers good living space with a beamed kitchen, four bedrooms, the principal of which includes an ensuite and built-in storage, and a spacious formal dining room, in addition to a cosier dining area in the conservatory. Its main character feature is the entrance hall with its floor to roof (25 ft) ceiling, a hangover from its time as a working barn, when this part of the house was used as access by the tractors and carts coming through. As a result, this large space has very good acoustics and is currently used as a music room by the owners. The Barn also benefits from a beautifully maintained two-level south-facing garden with an attractive cascading water feature. The property also has good local links to the M5, an Ofsted approved first school in the next village, making it ideal for schooling, work and leisure.

Ground Floor:

When entering The Barn, the first view is the afore-mentioned impressive entrance hall with a floor to roof high ceiling, which would serve as an office space with its fitted shelving and display cabinet. To the right-hand side of the entrance hall on a slightly raised level, is the double aspect, formal spacious dining room, which easily accommodates 12 people. There is a downstairs cloakroom at the back of hall.

To the left of the entrance hall, the spacious sitting room, which makes full use of the very old beams (originally ships' timbers some 300 years ago, which are a feature throughout), leading to an open plan conservatory which allows in a great deal of natural light. Leading off the living area, continuing the open plan feature, is the kitchen, again with its share of beams which has a separate utility room and large shelved pantry, (a cook's delight!).

Leading out of the sitting room is a feature wrought iron spiral staircase leading to the west half of the house via a landing area, above which is the loft access.

- Entrance hall with small entrance lobby
- Cloakroom
- Dining room
- Sitting room
- Conservatory
- Open plan kitchen
- Utility room
- Pantry
- Entrance lobby to kitchen













Seller Insight

“ This delightful period property, originally an 18th century barn used to store animals and feed, was converted in the late 1980s to be the charming two-storey home that it is today.

Located in the village of Broughton Hackett just 5 miles east of Worcester it sits in a quiet country road within beautifully mature country gardens. The property is idyllic, and the setting is a calm and relaxed haven for both wildlife and humans.

“When I bought The Barn, I was a single widower and fell in love with it as soon as I stepped through the door,” says the owner. “When I met my wife a year later, I like to think that the charm of the barn was part of the attraction! We both love the age of the beams, the history and the antiquity; some of the barn timbers – originally from a ship – date back around 300 years.”

The couple have made many improvements over the years, including adding a conservatory and a new kitchen and updating the bathrooms. Broughton Hackett is a rural hamlet with approximately 50 homes which is served by a number of school buses. Nearby villages offer pre, primary and first schools, with further excellent options for education, both state and independent, in Worcester. “Whilst the area is very well connected to good road networks, supermarkets, and other amenities it retains a wonderfully rural character.”

“One side of the property faces the road which only serves local traffic. The other side is south facing which means the re-landscaped two-level garden enjoys all day sunshine. Being a keen gardener, my wife has made a wealth of improvements to the garden, which is always full of birdsong.”

“The hall, with its lofty ceiling, has a real “wow factor”. We use this area for music practice and occasionally small band rehearsals as its acoustics are excellent. We’ve viewed it as a multi-purpose room not just a spectacular entrance.”

“The Barn and its environment exude a feeling of safety, peace, security, relaxation and tranquillity. These things make it very special. Both the house and garden are ideal for entertaining small or large parties.”

“We have extremely good relations with the neighbours and other people in the village; we help each other, feed each other’s cats, and socialise.”

“The Malvern Hills are just 30 minutes away, with Malvern itself offering a great theatre area with several stages.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

First floor:

The approach to the gallery on the first floor via the main staircase in the hall, gives a bird's eye perspective of the main entrance. To the right is the principal bedroom with ensuite shower and built-in storage. Walking across the open plan gallery, leads to the second double bedroom, with fitted wardrobe space. There are two further bedrooms, one a spacious double and the other which is used as an office. A large family bathroom with jacuzzi bath is adjacent to the second bedroom. The loft space access is on this landing with in-built ladder to the huge, floored and lined area, covering almost 2/3 of the floor area of The Barn. There is another loft space on the east side, which is also floored.

- Main bedroom with ensuite and built-in storage
- Two double bedrooms, one with storage
- Single bedroom being utilised as an office
- Family bathroom

















Outside:

Beautifully matured shrubbery and beds of perennials make up this garden, split over two levels, the upper level of which is reached by small steps and a trellis rose arch. Plenty of space for al-fresco dining. The property also has a two or three car driveway and independent garage, fully wired for power and with shelving and work bench, and shelved ceiling space.

- Garage
- Storage





LOCATION

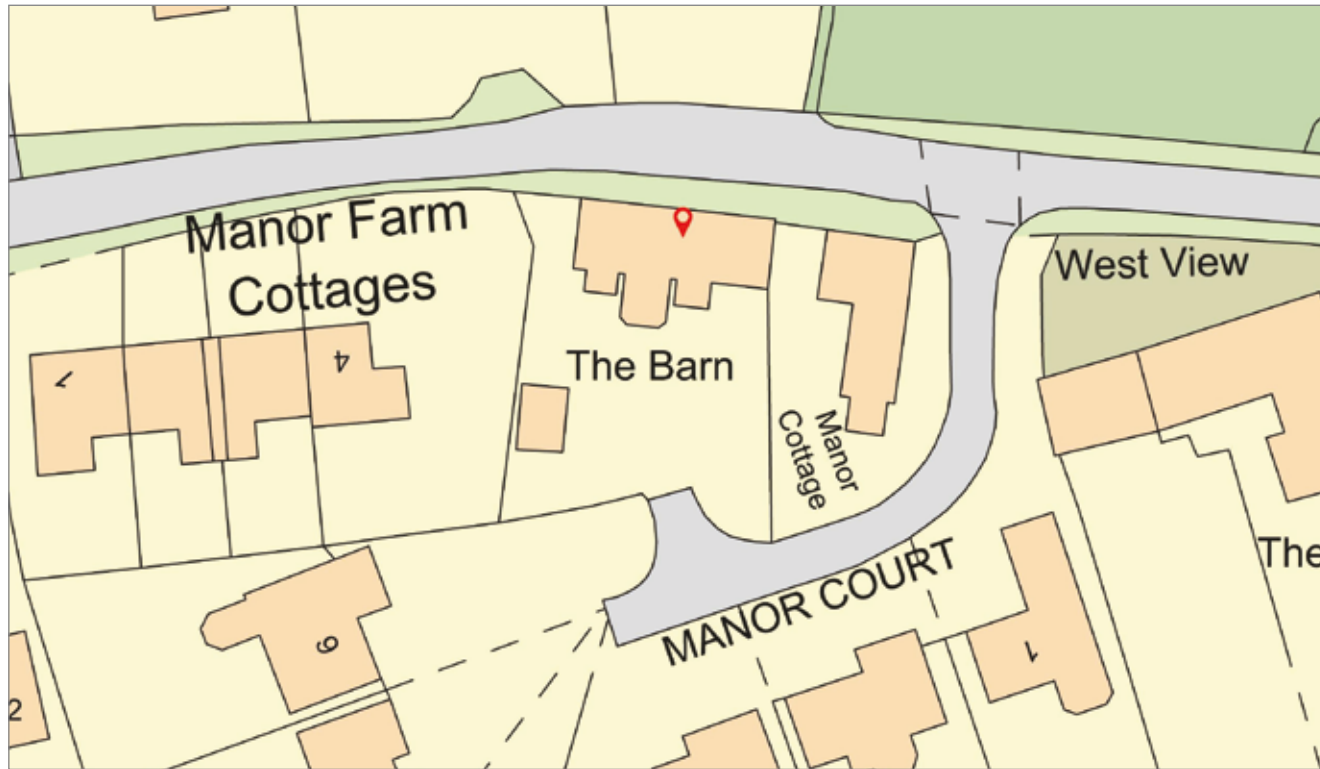
Broughton Hackett's 'local', The March Hare, is a short walk, whilst just a little further is The Oak, a very popular restaurant and tearoom. Just over a mile away are the villages of Crowle and White Ladies Aston - both peaceful villages adding community links and other amenities. There is a very popular pub/restaurant in Crowle - The Chequers. The village is also in the catchment area for Ofsted recommended schools. As is to be found in such a rural location, there are many attractive countryside footpaths, including the Wychavon Way.

The county town and cathedral city of Worcester, lying on the banks of the River Severn, provides high street shopping and is characterised by one of England's great cathedrals, its racecourse, county cricket ground and university. Pershore, with its Georgian appeal, is also a good shopping centre and has a community-active theatre, library and excellent market.

The Worcester Parkway Railway Station, (6 miles) to the east of Worcester reduces journey times for commuters and has ample parking which increases the capacity for London commuters. This has a significant impact on Worcestershire's accessibility to the capital and other regional locations.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, notably King's prep school and senior school, allowing parents to select the right environment for their children's needs. An outstanding first school is local. A coach service from the village of Inkberrow transports children to the Royal Grammar School and King's School in Worcester. Bromsgrove School and Malvern College are also within easy reach.





Services
Mains electricity, water and drainage
Oil-fired central heating

Tenure
Freehold

Local Authority
Bromsgrove Council
Council Tax Band G

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01905 678111

Website
For more information visit www.fineandcountry.com



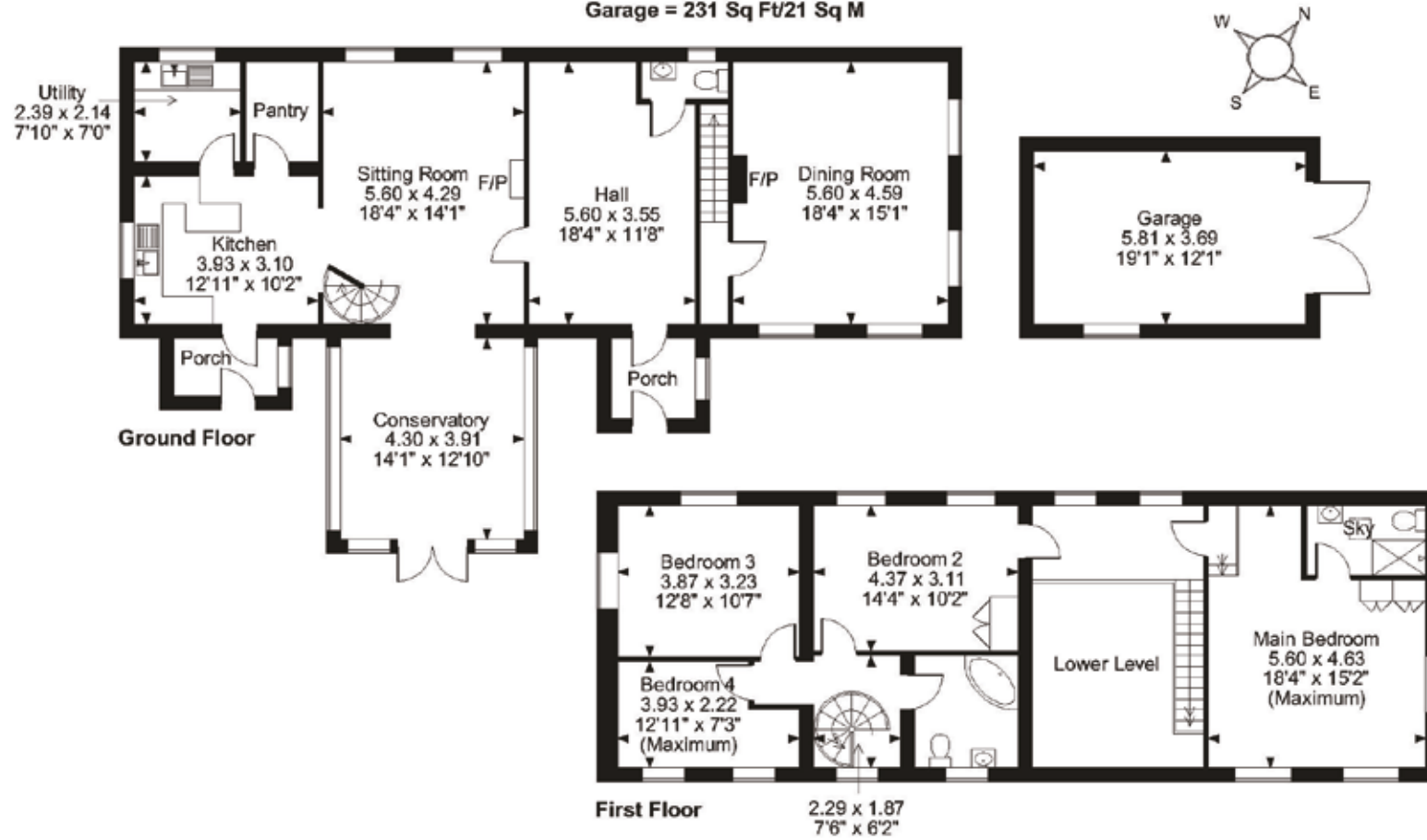
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Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

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The Barn, Manor Farm, Broughton Hackett, Worcester
Approximate Gross Internal Area
Main House = 2210 Sq Ft/205 Sq M
Garage = 231 Sq Ft/21 Sq M



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Tenure: Freehold
 Council Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 04.07.2023







BERT ROGERS

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Bert's strong history in construction project management enables him to utilise his skills in communication, negotiation, and client management. Past work includes being involved with luxury penthouses in Birmingham, private new build dwellings, and the Arabic Islamic Science Museum in Kuwait. Consequently, his project-minded, process-driven nature shines through, ensuring the best price is obtained for the client via Fine & Country's unmatched marketing. Overall, Bert has a natural interest in real estate, gym work, and the great outdoors.

YOU CAN FOLLOW BERT ON



FINE & COUNTRY

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