



The Byre
7 Park Farm Barns | Oddingley | Droitwich | Worcestershire | WR9 7ND



THE BYRE

The Byre is a picturesque and charming barn conversion that exudes character and versatility throughout. The property has been tastefully maintained, with careful attention given to preserving its original beam details, vaulted ceilings and rustic allure. Situated within the grounds of Park Farm Barns, a quaint collection of barn conversions converted in 1996, this delightful end-terrace property offers three to four bedrooms, one bathroom, two to three reception rooms, and private gardens at both the front and rear. Additionally, it features a single garage and private driveway. Park Farm Barns are ideally located in the sought-after village of Oddingley, providing easy access to Droitwich Spa, Worcester, and the M5 motorway.



Ground Floor

The property is approached by a wrought iron gate into the attractive front of the property, stepping inside to discover a meticulously crafted interior that seamlessly blends modern convenience with rustic charm. From the front door, there is a welcoming hallway with a downstairs cloakroom with WC. A large lounge with wood burning stove and office area benefits from lovely uninterrupted countryside views through a feature window. The lounge has beautifully maintained period features and a wooden floor. The kitchen/diner which has a farmhouse style with rustic features and a stable door to the outside seating area and side access to the property. The family room/office is a versatile space ideal for family living or could be an additional bedroom. The bathroom is situated on the ground floor and has been recently upgraded to a lovely standard.









HOME SWEET HOME



Seller Insight

“ We were initially drawn to this home by its location, the stunning views, and its immense potential. The combination of serene countryside surroundings and the promise of a customisable living space made it an irresistible choice for us.

One of our favourite aspects of this home is the lounge window, which serves as a real window onto the world. Over the years, we've enjoyed watching deer, pheasants, hot air balloons, lightning, rainbows, and the changing seasons. A particular highlight is watching the sunrise behind Hanbury church and hill most mornings, clouds permitting.

The house is unique due to its quirky layout and our personalised styling. The lounge is especially inviting in winter, and the outdoor living spaces are perfect for all seasons. The open-plan kitchen is both functional and aesthetically pleasing, featuring specially made individual pieces that blend seamlessly.

We've made several recent upgrades, including a bespoke kitchen designed to be both beautiful and functional, and a unique double Dutch front door made locally in Worcestershire. This door lets in ample light and offers great flexibility with its four operational sections, enhancing the home's charm and practicality.

This home balances style with functionality, catering to our needs whether we are entertaining guests, working from home, or simply relaxing. It has been a versatile space that adapts to our lifestyle.

The outdoor spaces are diverse and inviting. From the kitchen, we step out onto a patio reminiscent of Italy, perfect for alfresco dining. The large main garden patio is surrounded by foliage and equipped with fixtures for a large sail shade, making it ideal for gatherings. The bench by the koi pond offers a tranquil escape, and the small deck at the bottom of the garden provides a secluded spot to relax while enjoying the evening sun filtering through Japanese Maples.

In 2013, we hosted our daughter's wedding reception here, with a huge marquee over the main garden. We accommodated 150 guests for an afternoon of piano music, tea, dancing, and a feast, creating a truly memorable event.

Living in a group of barns has fostered a strong sense of community. We all get along well without imposing on each other's privacy. We come together from time to time to discuss communal issues and have established lifelong friendships.

The location offers numerous advantages. We are just seven minutes from Droitwich and a bit more from Worcester, providing access to a wide range of amenities. Worcester Warriors and David Lloyd are a short drive through country lanes, and local schools, doctors, dentists, and supermarkets are all within 15 minutes. The motorway network is easily accessible, making travel convenient.

To maximise your enjoyment of this home, we recommend embracing its individuality and flexibility. The home has comfortably accommodated various configurations of residents over the years, from couples to larger families with pets. Its adaptable layout makes it suitable for a wide range of lifestyles and needs.*

* 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: There are three double bedrooms with a versatile option for a fourth bedroom, currently configured as a dressing room. This space has the potential for a further bathroom. The bedrooms have velux views and vaulted features, with beamed and timber detailing and lots of rustic charm.











Outside: Externally, a detached garage and ample gated off-road parking for four vehicles offers practicality and convenience for residents with vehicles. The property has a large, mature garden that provides open views of the picturesque countryside, a shed, a growing area, and a well-maintained lawn with various seating areas to enjoy the sunshine. There is also a private seating area outside the kitchen, perfect for alfresco dining.

In summary, this barn conversion offers a rare opportunity to embrace a lifestyle of refined elegance and rural tranquility. Combining characterful charm, spacious interiors, and an idyllic location, this property is sure to captivate those seeking a distinguished home.









LOCATION

Park Farm Barns are situated in the rural village of Oddingley which is within close proximity of the market town of Droitwich Spa, and the cathedral city of Worcester. Droitwich Spa has all the amenities any family would require including supermarkets, schools, doctors surgeries, dentists, shops and a good selection of pubs and restaurants.

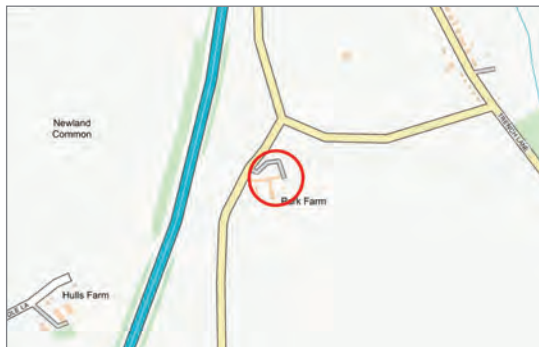
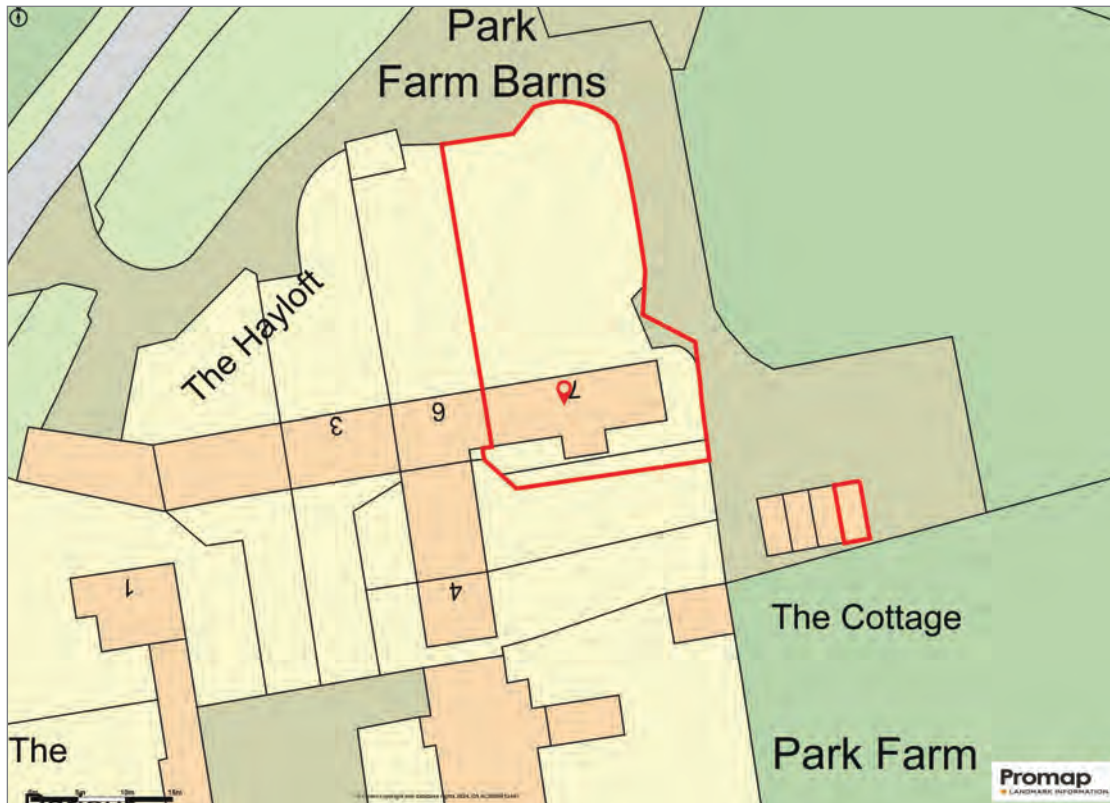
The cathedral city of Worcester, lying on the banks of the River Severn, is some 6 miles south providing for high street and boutique shopping, and characterised by one of England's great cathedrals, county cricket ground, racecourse and university.

The M5 motorway provides for ready access to Birmingham and the surrounding industrial and commercial areas, as well as Birmingham International Airport and the M40. London is best accessed by the M40, via the M5/M42. The M5 south also provides for commuting to Cheltenham and its racecourse, Gloucester and Bristol. Worcestershire Parkway Railway Station, situated to the east of Worcester, off junction 7 of the M5, is intended to increase the capacity to London as well as reduced journey times. This has already had a significant impact on Worcestershire's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School, Malvern College and both The Kings Schools and Royal Grammar Schools closer by at Worcester, Claines and Droitwich.

For days out and recreation, The Byre is well placed for ready access to the north Cotswolds and Broadway, as well as Stratford-upon-Avon and Great Malvern.





Utilities, Services & Additional Information

Utilities: Mains electricity and water. Drainage via a shared septic tank with 8 other properties located outside the boundary of the property. Communal LPG gas tank with private meter for central heating.

Services: Fibre broadband (FTTC) and 4G/5G mobile coverage available in the area – please check with your local provider.

Construction: Standard.

Parking: Single garage, driveway parking for 4+ vehicles and 1 allocated parking space.

Property Information: Managed freehold.

Restricted developments - all exterior alterations have to be referred to the local authority. Estate rent charge of £600 per annum payable to Parklands Management Ltd for the maintenance of shared amenities, namely sewerage, driveway and hedges.

Neighbouring property has emergency access rights to cross the rear of the property.

Restrictive covenants in the title deeds – please ask the agent for further details.

Tenure
Freehold

Local Authority
Wychavon
Council Tax Band F

Viewing Arrangements

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

Website

For more information visit www.fineandcountry.com

Opening Hours

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

Oddingley, Droitwich Spa WR9

Approximate floor area
 = 125 m² = 1345 ft²
 (Excluding Garage)
 For illustration only
 Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 15.07.2024







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