



Holly Barn  
Halesend Grittles End | Storridge | Malvern | Worcestershire | WR13 5EW

FINE & COUNTRY

# HOLLY BARN

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This immaculate 4-bedroom barn conversion lies within the sought-after hamlet of Halesend, a peaceful location just four miles west of Great Malvern. Spreading across three storeys, Holly Barn has an array of unique features which prove to be an accolade to its history, being host to a stunning glazed frontage and bespoke fitted kitchen. Immerse yourself in the picturesque, wooded countryside surrounding this exclusive property - a location without compromise.



## Ground Floor

The ground floor welcomes you with a bright and open plan kitchen, living, dining area, as well as a downstairs WC with storage. The feature glazed frontage allows an abundance of natural light, and the 13ft high ceilings littered with exposed beams ooze grandeur, making this an ideal entertaining space. The room is fitted with a bespoke kitchen including integrated appliances, oak flooring throughout and an inglenook fireplace taking centre stage.

- Kitchen / dining / living room
- WC with storage















# Seller Insight

“ I moved to Holly Barn from London 18 years ago to start a new life reminiscent of my country childhood. Since then, I have thoroughly enjoyed the rural idyll, including owning a horse again and all that a country community offers. But it's also been great to take advantage of all the facilities that Malvern has to offer just an easy four-mile drive away.

I was the first resident here while the other barns were being developed from the Halesend estate old farmyard. In the past the large front entrance to Holly Barn allowed it to be used as storage for a horse box!

Holly Barn is accessed from a private driveway to the rest of the hamlet of Halesend and is a very quiet location with lovely neighbours.

I remember when I first viewed the property all those years ago and the sheer 'wow factor' as I entered through the front door. I was impressed how well designed the conversion was by the previous owners, and how the character of the barn was retained with open floor space and a very high beamed ceiling on the ground floor. That expansive open space has been great for entertaining. I also love the master bedroom and ensuite as it covers the whole of the second floor with a wonderful view of the surrounding countryside and glorious sunsets over the summer months.

The garden to the rear is fully enclosed and is a private and peaceful space which is very easy to maintain. For more contact with nature there are many footpaths nearby for wonderful walks through woodland, fields and valleys. It is also only a country mile to the nearest village shop and Post Office.

I have loved my time at Holly Barn but it's now time for a change and new opportunities.\*

\* 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

Whilst working your way up the staircase there is a gallery landing with vaulted ceiling leading you to the living accommodation, and to the right a rear door stepping down into the courtyard. One of the many feature stone walls follows you up the stairs adding to the perfect character of this home.

The first floor is host to three double bedrooms, with bedroom two being the largest and benefits from a vaulted ceiling with exposed beams and built-in wardrobe space. All three bedrooms have feature stonework walls. Bedroom four is currently being used as a home office studio, providing captivating woodland views and also includes storage/wardrobe space.

- Bedroom two
- Bedroom three
- Bedroom four
- Gallery landing
- Family bathroom

### Second Floor

Another staircase takes you to the main bedroom which spans across the entire third floor giving a 'penthouse' feel. There is an abundance of storage, not only at the top of the stairs to the right, but also within the eaves across the back wall, and there is a well-equipped ensuite bathroom with roll-top bath. Being higher up, the aspect from the window nearest the bed is spectacular.

- Main bedroom with ensuite













## Outside

The outside of the property features a private courtyard seating area to the rear with access via the first-floor gallery landing. The outside space is low maintenance and makes use of the quaint rolling woodland that surrounds you, allowing you to immerse yourself in the countryside.

Externally to the front there is a gravelled driveway with private parking for two vehicles, and the property comes with a generous outbuilding shed.









## LOCATION

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The Halesend is a hamlet only 4 miles from the Malvern Hills - a perfect location for those wanting village life with easy commuting to the vibrant cities of Worcester, Cheltenham, Hereford and Gloucester.

The M5 motorway is 15 miles away, with much faster motorway links from recent major works to the Worcester Bypass. You have a choice of two Malvern train stations, or three in Worcester. Worcester Parkway, a brand-new train station outside Worcester having extensive parking, as does Malvern Link. Fast train services go direct to London and Birmingham from all stations.

Local to The Halesend is Cradley, which offers a village shop, primary school, GP surgery with pharmacy, and a Norman church. The Hop Shed, a nationally renowned brewery which was featured on TV's 'Ben Fogle: Make a New Life in the Country', is less than two miles away in Suckley.

The Victorian spa town of Malvern is only ten minutes' drive from the property, with Waitrose, Marks and Spencer, Morrisons and major retailers, plus the Malvern Theatre and community hospital. There is an exceptional choice in outstanding schooling both in Malvern (Malvern College, The Downs, The Elms, St James' Girls') and Worcester (Royal Grammar School or King's).

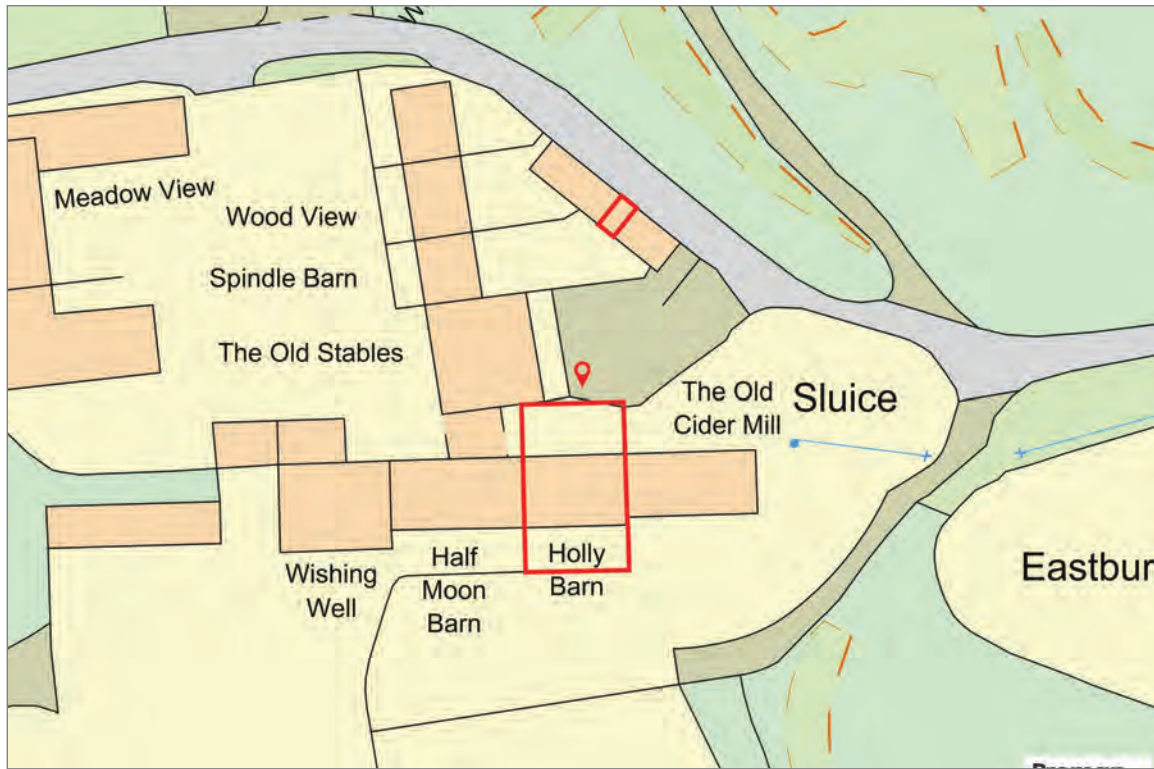
The Malvern Hills are one of the most outstanding locations in England with stunning landscapes, beautiful towns and villages and an abundance of festivals and attractions that draw visitors all year round. The historic riverside towns of Upton-Upon-Severn and Tenbury Wells lie in the beautiful Teme Valley to the north and Ledbury to the west. The Hills themselves link Herefordshire, Gloucestershire and Worcestershire and are a great destination for walkers and cyclists of all ages.

Within easy driving distance, there are a wide range of well known and boutique shops and restaurants ensuring everyone's tastes are catered for. Worcestershire and Herefordshire are both major food producing areas, and the property is within easy distance of farm shops in all directions.

There is a choice of premier league rugby and county cricket in the region and the area is alive with festivals, theatre and music. Edward Elgar spent much of his life in the area and you can follow a driving route around Elgar country - perhaps in a classic sports car, as the Morgan Motor Company have manufactured here for over 100 years. Indeed, the Morgan Family themselves have lived in Cradley for generations.

The Regency town of Cheltenham and the north Cotswolds, home to the races and the famous literary festival, are 40 minutes' south. Hay-on-Wye for literature, Ludlow for food...the world's culture comes to your doorstep in this location.





### Utilities, Services and Property Information

Utilities: Mains electricity, water and drainage. Oil-fired central heating.

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

Construction: Standard (stone and tile).

Parking: Driveway parking for 2 vehicles.

Property Information: Situated in a designated Conservation area. Block Management UK Ltd (WJM@BMUK.LTD). The Hamlet of Halesend Management Company Limited - estate rent charge £336 per annum for the maintenance of the shared driveway and communal areas.

Restrictive Covenants on the title deeds – please speak with the agent for further details.

### Tenure

Freehold – managed.

### Local Authority

Herefordshire  
Council Tax Band F

### Viewing Arrangements

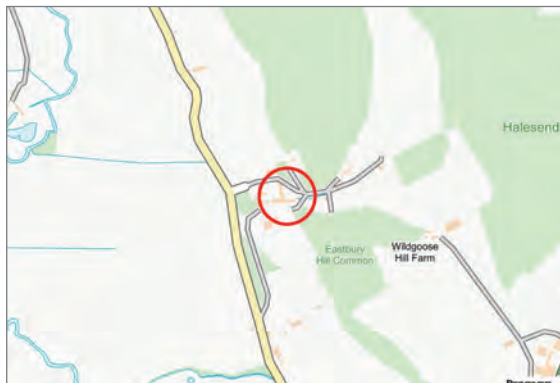
Strictly via the vendors sole agents Fine & Country on 01905 678111. Contact Bert Rogers on 07734955460.

### Website

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

### Opening Hours

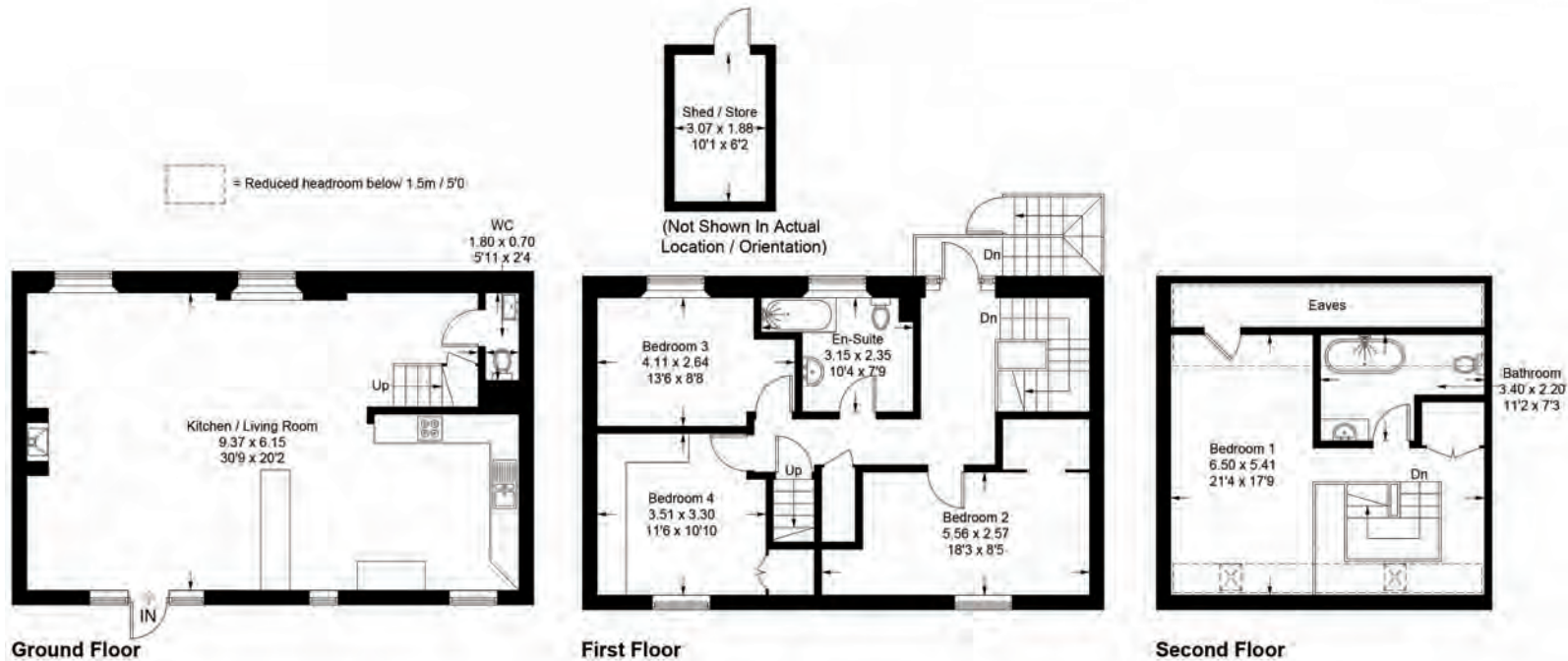
|                  |                   |
|------------------|-------------------|
| Monday to Friday | 9.00 am - 5.30 pm |
| Saturday         | 9.00 am - 1.00 pm |



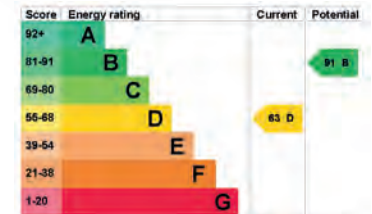
# Holly Barn, The Halesend, Halesend Grittles End, Storridge, Malvern

Approximate Gross Internal Area = 167.8 sq m / 1806 sq ft  
(Including Eaves)

Shed / Store = 5.8 sq m / 62 sq ft  
Total = 173.6 sq m / 1868 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.







## BERT ROGERS

Fine & Country Droitwich Spa  
T: 01905 678111 | M: 07734 955 460  
email: bert.rogers@fineandcountry.com

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

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country  
Tel: +44 (0)1905 678111  
droitwich@fineandcountry.com  
12 Victoria Square, Droitwich Spa, Worcestershire WR9 8DS

