



Old Oak Barn  
Sinton Green | Hallow | Worcestershire | WR2 6NP

FINE & COUNTRY

# OLD OAK BARN

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Old Oak Barn is a spacious, mid-19th-century Grade II Listed barn, set in a desirable and convenient village location. This remarkable barn conversion features exposed beams and a timber frame throughout, including original queen strut trusses, enjoying a southerly aspect across its beautifully landscaped gardens. Offering versatile living spaces, the property includes six bedrooms, three bathrooms, four reception rooms, and a utility/boot room. Additional amenities include a summerhouse with a fitted kitchen and WC, extensive stabling, an outbuilding - ideal for use as a home office, gym, or studio, and double garaging. Set on approximately 4.2 acres of paddocks (subject to verification) and meticulously renovated to an exceptional standard, Old Oak Barn combines historic charm with modern comfort in a highly sought-after village setting.



### Accommodation Summary

**Ground Floor:** Upon entering the property, you are welcomed into a spacious reception hall featuring striking porcelain floor tiles that seamlessly flow through to the dining room. Double-glazed doors, flanked by glazed panels, lead to a wide central staircase ascending to a galleried first-floor landing, with ample storage beneath the stairs.

The dual-aspect lounge is newly carpeted and includes a charming brick feature fireplace with a log burner, complemented by bespoke cabinetry by Decorum Interior Design with integrated lighting. The dining room, positioned behind a galleried half-landing, enjoys lovely garden views.

The newly fitted bespoke kitchen, designed and crafted by Olive and Barr, features elegant quartz worktops, an impressive pantry, and an electric Rangemaster.

Off the kitchen, a breakfast room offers French doors leading to the garden and stairs to a versatile galleried sixth bedroom or studio.

Adjacent to the breakfast room is a utility room/second kitchen, sitting room, and an ensuite bedroom, offering the potential to function as a self-contained annexe.

The utility/second kitchen has a rear entrance, a coloured slate floor, and space for a washing machine and tumble dryer. The sitting room provides dual-aspect views and access to the ground-floor bedroom, complete with an ensuite featuring a double shower.















# Seller Insight

“Nestled in the serene embrace of the Malvern countryside, this home offers an unmatched blend of tranquility, luxury, and functionality. The picturesque views of the Malvern Hills create a peaceful ambiance, ideal for those seeking a retreat from the hustle and bustle. It's not just the breathtaking scenery, but the exceptional equestrian facilities that first drew the current owners to this exquisite property, making it a true haven for horse lovers and outdoor enthusiasts alike.

Inside, every corner of the house exudes warmth and elegance, from the newly carpeted and redecorated spaces to the custom-designed sitting room by Victoria Evans at Decorum Interiors. This room, with its bespoke shelving and stunning garden views, has become a favourite retreat for moments of relaxation. The centrepiece of the interior, however, is the newly installed Olive & Barr kitchen. This fresh, beautifully crafted space enhances the culinary experience, allowing for effortless entertaining and family gatherings.

One of the home's most unique features is the summer house, which elevates outdoor entertaining. Equipped with a fully functional kitchen, it creates the perfect atmosphere for summer soirées, where guests can enjoy the garden and patio without the hassle of running back and forth to the main house. Speaking of the outdoor spaces, the gardens are nothing short of magical. From the fruitful orchard and vegetable patch to the sun-drenched patio, every inch of the outdoors is designed for enjoyment, whether it's hosting a family gathering or simply soaking up the summer rays.

This home also supports a dynamic lifestyle, offering ample space for both intimate family time and independent living, thanks to the thoughtfully designed annex. Whether it's the joy of hosting large dinners or the ease of letting loved ones have their own private space, this house is tailored for modern living.

Located in a charming village, the community is as inviting as the property itself. With regular events at the peace hall and a friendly local pub, there's always something happening. The village WhatsApp group has been a constant source of support and connection for the current owners, ensuring that new residents feel welcomed and involved. Despite its rural setting, the home is conveniently close to Worcester, offering easy access to essential amenities, excellent schools, and popular local spots like the Broomfields Farm Shop for leisurely brunches.

This property is not just a home; it's a lifestyle - one where peace, beauty, and community come together seamlessly.\*

\* 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 main staircase leads to a half-landing, with further stairs ascending to the principal bedroom, which includes built-in wardrobes and an ensuite with a double shower.

Three additional bedrooms, each with fitted wardrobes, exposed timbers, and beams, offering views across the surrounding fields. The contemporary family bathroom is equipped with a freestanding bath and a separate double shower.











**Outside:** Electric entrance gates on brick pillars open to a gravel driveway with ample parking, a detached garage, and an EV charger for a Tesla. A gate from the driveway leads to a paved path that winds its way to the front door, bordered by expansive, south-facing lawns that are beautifully maintained.

The converted traditional brick outbuilding, currently used for storage, has previously served as a home office and gym and is connected to original brick pigsties.

The recently refurbished summerhouse includes French doors, heating, a WC, and a fitted kitchen with a dishwasher, making it ideal for entertaining or use as a summer kitchen. A pergola extends from the summerhouse over a decked and paved terrace, perfect for barbecues and outdoor gatherings.

Well-stocked borders of perennial and evergreen plants are strategically placed throughout the garden, providing year-round colour and interest. A gate from the formal garden opens to an orchard, offering additional lawn space and a variety of fruit trees, including apple, plum, and pear.

An adjoining field, approximately 1.41 hectares (3.49 acres) of permanent pasture, is divided into four paddocks with post and rail fencing. This area also features two double drinking troughs connected to a mains water supply. The field is accessible from the grounds of Old Oak Barn, with a separate access track available for maintenance purposes.

Constructed in 2016, the superb U-shaped stable block and yard are impeccably maintained. The stable complex includes a tack room, feed room, wash bay, foaling box, and four loose boxes, offering excellent facilities for equestrian use.









### Services, Utilities & Property Information

Utilities: Mains electricity, water and drainage. Oil-fired central heating.  
Services: Access to an EV charger (not used by the current owners). Fibre broadband (FTTC) and 4G and some 5G mobile coverage available in the area – please check with your local provider.

Parking: Double garage and driveway parking for 4+ vehicles.

Construction: Non-standard (Oak framed building, external wooden cladding with a tile roof).

Property Information: Grade II Listed. New windows throughout in 2018. Boundary line moved within the last 10 years - purchase of the ransom strip in the far side of the land.

Tenure  
Freehold

Local Authority  
Malvern District Council  
Council Tax band G

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

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# LOCATION

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Old Oak Barn is ideally located in the desirable village of Sinton Green, surrounded by amenities such as a newly refurbished pub, a village hall, and scenic countryside walks with access to local bridle paths. The area is renowned for equestrian activities, offering fantastic hacking opportunities through beautiful landscapes. Nearby, the villages of Hallow and Grimley provide additional conveniences, including a post office, a tennis club, village shops, well-regarded primary schools, churches, and welcoming pubs.

Situated just 5 miles from the vibrant cathedral city of Worcester and 4.5 miles from Ombersley - one of Worcestershire's most charming and sought-after villages - Old Oak Barn enjoys proximity to both rural tranquility and urban amenities. Ombersley, first mentioned in historical records with a charter granted to Abbot Egwin of Evesham Abbey in 706 AD, was recently named one of the UK's 'most desirable' places to live by The Telegraph. The village offers a wealth of amenities, including the renowned Checketts, serving wood fired pizza and delicious breakfast, supported by a shop, a primary school, a doctor's surgery, a parish church, and a selection of pubs and restaurants.

For more extensive shopping, leisure, and educational options, the nearby centers of Worcester, Bromsgrove, and Kidderminster offer a wider array of facilities. Worcester, located 8 miles away, is known for its diverse shops, restaurants, and cultural offerings, including horse racing on the River Severn, cricket at the foot of the cathedral, and Premiership rugby at Sixways Stadium. The city also offers an array of dining opportunities, from Food and Liquor, Ounce, and Benedictos, to wine and cocktail bars like The Botanist and many others in the Cathedral Quarter.

If education is a priority, the area offers an exceptional selection of schools. Worcester is home to prestigious independent schools such as The King's School and The Royal Grammar School, while Malvern College and St. James's are also within easy reach. State schools in Worcestershire are of an excellent standard, offering a wide range of choices for families.

Transportation links are excellent, with easy access to the M5 motorway (Junctions 5, 6, and 7) and direct train services to London from Worcester and Birmingham. The Worcestershire Parkway railway station, just 9 miles away, further enhances connectivity to the capital and other regional centres.

Old Oak Barn offers direct access to some of west Worcestershire's most beautiful countryside, with numerous footpaths and bridleways right on the doorstep, making it ideal for both walking and riding. The location perfectly combines the charm of village life with outstanding equestrian opportunities, delightful dining options, excellent educational facilities, and easy access to urban conveniences.



## Old Oak Barn, Sinton Green, Hallow, Worcester, WR2 6NP



### Approx. Gross Internal Floor Area

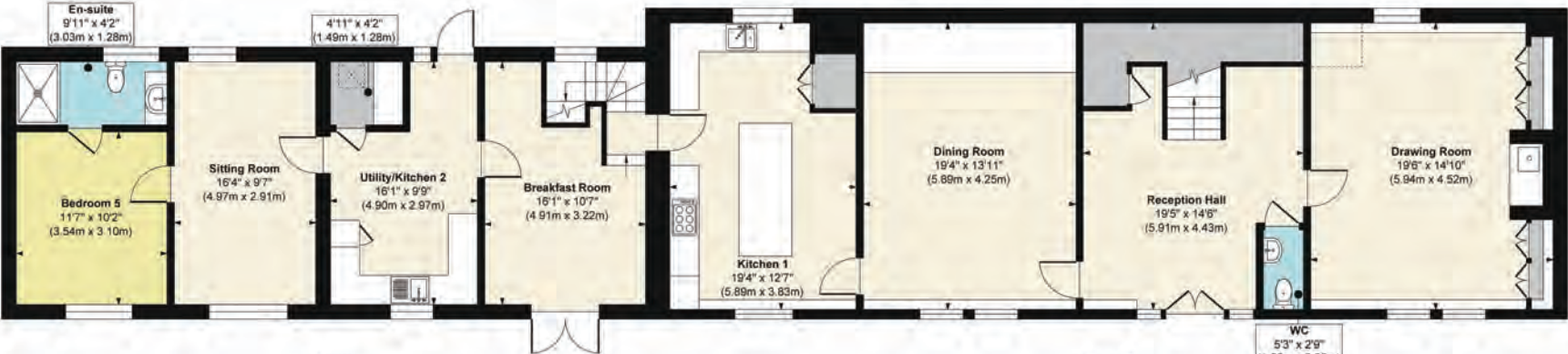
Garage = 267 sq. ft / 24.87 sq. m  
 Summer House = 150 sq. ft / 14.02 sq. m  
 Outbuilding = 1223 sq. ft / 113.69 sq. m

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**First Floor**  
Approximate Floor Area  
1475 sq. ft  
(137.09 sq. m)



**Annexe**  
Approximate Floor Area  
692 sq. ft  
(64.30 sq. m)

**Ground Floor**  
Approximate Floor Area  
1147 sq. ft  
(106.57 sq. m)

**Approx. Gross Internal Floor Area**  
Main House = 2622 sq. ft / 243.66 sq. m  
Annexe = 692 sq. ft / 64.30 sq. m

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