



Meadow View  
Halesend Grittles End | Storridge | Malvern | Worcestershire | WR13 5EW



# MEADOW VIEW

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This truly stunning 3-bedroom barn conversion is nestled within the sought-after Hamlet of Halesend, a picturesque countryside setting just four miles west of Great Malvern – offering breathtaking views and spectacular sunsets. This timeless property blends effortless style with character, creating a space that delivers a series of beautiful sensations to be experienced every day. Meadow View is host to three spacious bedrooms, a versatile office, two well-appointed bathrooms, and a bright, open plan living and kitchen / dining area with vaulted ceiling and charming exposed beams. Immerse yourself in the picturesque, wooded countryside surrounding this exclusive property - a location without compromise.







## Ground Floor

Walking through the main entrance, the ground floor welcomes you with a bright and spacious, open-plan main room with a vaulted ceiling and exposed beams which seamlessly blend rustic charm with modern living, a fabulous living and dining space to relax and entertain. The conversion of this centuries-old barn preserves its rich history while seamlessly integrating modern conveniences including zoned underfloor heating throughout the entire ground floor, and a circular real fuel log burner taking centre stage.

Moving through to the kitchen you will find high end contemporary cabinetry with an abundance of worktop space. There are fully integrated appliances and bespoke overhead lighting, creating an inviting space with wrought iron storage too. Whilst in the kitchen you can enjoy delightful views out across the meadow with grazing horses and sheep.

The ground floor continues leading you to a main bedroom with ensuite, second bedroom, and family bathroom. The main bedroom showcases high vaulted ceilings and rustic exposed beams, offering height to the space and a sense of grandeur. There are multiple wardrobes allowing for ample storage space, and zonally controlled lighting too allowing you to control the ambiance within this peaceful room. The main bedroom's ensuite has a countertop sink in matte sandstone with contrasting black taps, and there's a fully tiled walk-in shower too - the entire space being top specification with a contemporary finish.

Upon entry, the second bedroom is found behind a sliding barn door adding to the wealth of character at Meadow View Barn. The bedroom is perfect for guests, a dressing room, or a children's bedroom, a versatile room to suit all needs. Currently a single bed furnishes the room but can open out to be a double making most of the space within. One wall features bespoke fitted wardrobes with plenty of storage including shoe racks, deep basket drawers and hanging space.

The main ground floor bathroom is lavish and has a corner shower with stone countertop basin, there is full height tiling and underfloor heating, adding to the seamless style and luxury found across this entire property.























# Seller Insight

“ Home isn't just a place - it's a story, and mine began here, at Meadow View Barn, ten years ago. After a life-changing separation, I stumbled upon this stunning barn conversion. Little did I know it would become my sanctuary - a place of renewal, hope, and new beginnings.

From the moment I stepped inside, I was captivated by its soaring vaulted ceilings and the soft glow of blonde, exposed beams. They seemed to whisper tales of the barn's past life as a milking parlour, now beautifully transformed to embody rustic charm blended with contemporary luxury. It's a space that exudes what I like to call "approachable elegance" - a perfect balance of old-world character and modern design.

Over time, this barn became more than just a home; it became a reflection of my journey. A few years in, I met my now husband, and together, we shaped this space into something truly special. Meadow View isn't just a roof over your head - it's a lifestyle. It's about embracing the serene rhythm of countryside living without sacrificing modern comforts.

The views from here are spectacular, stretching across valleys that transform with the light and weather. Every sunset feels like a masterpiece, painting the landscape in hues you never tire of. The terrace, under the embrace of an old olive tree (we called him Gustav), has been our favourite retreat. Wrapped in the tranquillity of a summer evening, we found pure magic here: a glass of wine, soft ambient lighting, the gentle rustling of fig leaves, and an endless canopy of stars overhead.

What makes this barn truly unique is its versatility. It adapts effortlessly to life's changes - whether it's quiet mornings alone with a book, lively dinners with friends, or simply savouring the low-maintenance joy of a home that lets you focus on living, not chores. The barn offers the ultimate luxury: the freedom to simply be.

Tucked away in the heart of the countryside, Meadow View Barn offers peace and the beauty of nature at your doorstep. Yet, with Malvern and other charming towns less than 15 minutes away, you never feel disconnected. It's a place that offers the best of both worlds - a retreat that feels like a perpetual holiday, with all the comforts of home.

Leaving this space isn't easy - it's a home filled with laughter, love, and memories that will stay with us forever. But we hope the next owners will fall in love with it just as we did. Meadow View is more than a barn; it's a testament to the beauty of new beginnings and the timeless charm of a life well-lived.”\*

\* 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

Walking up the bespoke staircase from the main living room you will be toured to the first floor, a mezzanine upper floor amongst the beautiful trusses and beams.

The upper floor is presently designed as a home office, featuring separate workstations for two individuals. This setup provides an ideal, dedicated workspace away from the main living areas, perfect for those who work from home. With high-speed fibre optic internet integrated into the property, residents can easily balance the charm of countryside living with professional responsibilities or enjoying digital entertainment. This space also has the potential to serve as an upstairs bedroom.

Walking through to the office, there is an additional area that is currently used as a yoga room. This versatile space could be transformed into a dressing area offering a range of possibilities to suit your needs.





















## Outside

The private terrace is surrounded by lush greenery, including fig trees and a stunning ancient olive tree. A stocked log store, BBQ area, and shaded seating make it ideal for relaxing or entertaining. A secure gate ensures safety for pets, while solar lighting adds charm and highlights the serene landscaping.

The property offers multiple parking spaces, and visitor parking under a willow tree, where a picnic area and swing enhance the outdoor appeal. Nearby storage accommodates bicycles and garden equipment.

Nestled in beautiful countryside, the property overlooks meadows and offers easy access to scenic walks through fields, woodlands, and orchards. A short stroll to the Hop Shed Brewery for local drinks and wood-fired pizza makes for perfect leisurely weekends. Meadow View is a tranquil retreat, ideal for embracing nature and escaping daily life.







## LOCATION

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

The M5 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 train station outside Worcester has 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 and pharmacy, a Norman church and nationally renowned brewery, The Hopshed (featured on tv's 'Ben Fogle: Make a New Life in the Country'), less than 2 miles away. The local pub is even closer, a 15-minute walk. There are stables and liveries within minutes, and the area has endless and easily accessible bridleways and footpaths for horses and walkers alike.

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.

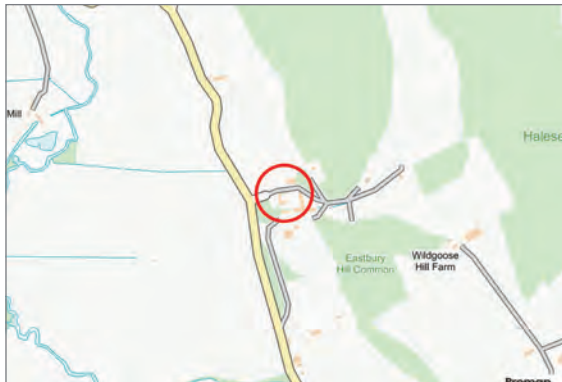
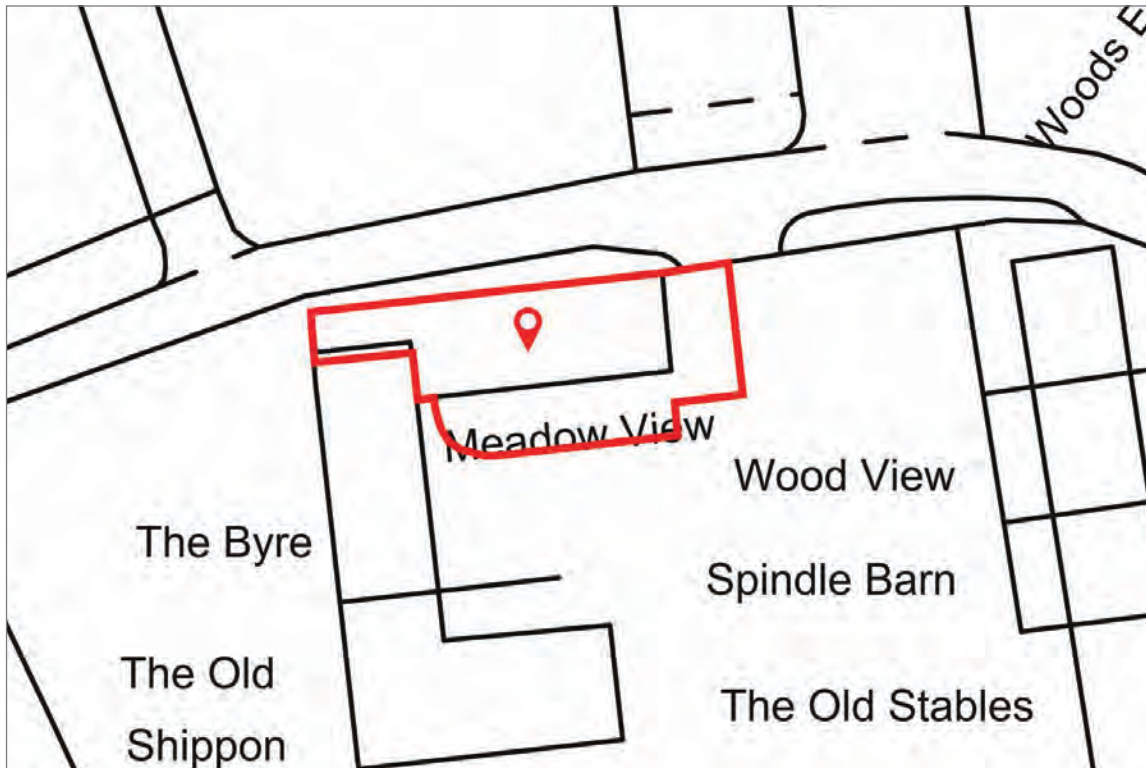
There is a choice of rugby and county cricket in the region and the area is alive with festivals, theatre and music. Edward Elgar spent much of his life in the area, and you can follow a driving route around Elgar country, perhaps in a classic sports car, as the Morgan Motor Company have manufactured 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 and water. Oil-fired zoned underfloor heating. Private drainage via a sewage treatment plant shared with all properties at The Halesend Estate - serviced and maintained by Welsh Water.

Services: Ultrafast broadband (FTTP) and 4G and some 5G mobile coverage available in the area – please contact your local supplier.

Parking: Driveway parking for 2 vehicles and additional guest parking available. Construction: Standard.

Property Information: Situated in a Conservation area. Shared private driveway with a maintenance charge of £675 per annum for the shared amenities. Wayleave agreement for erection, maintenance, repair, renewal, inspection and removal of electric lines and works.

#### Tenure

Freehold

#### Local Authority

Herefordshire  
Council Tax Band C

#### 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



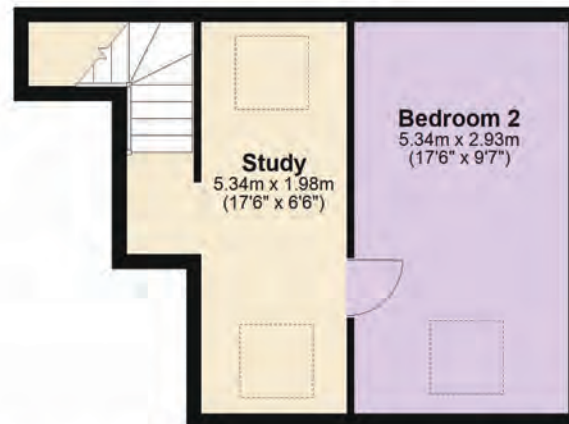
### Ground Floor

Approx. 91.3 sq. metres (982.9 sq. feet)



### First Floor

Approx. 31.1 sq. metres (335.1 sq. feet)



Total area: approx. 122.4 sq. metres (1318.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		









## 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

