



Woodview, The Halesend
Halesend Grittles End | Storridge | Malvern | Worcestershire | WR13 5EW

FINE & COUNTRY

WOODVIEW

This immaculate 3-bedroom barn conversion lies within the sought-after hamlet of The Halesend, a private and peaceful location just 4 miles west of Great Malvern. Set across 3 floors, Woodview has an array of unique period features which are testament to its history. It hosts a stunning glazed frontage and bespoke finished 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 practical hall, with guest cloakroom adjacent. Continuing through the property, you find yourself in a sitting room with aspect to the rear, via the French doors, and through to a modern entertaining kitchen/diner which oozes elegance. This ground floor space provides a cosy feel with a fireplace in the sitting room, whilst providing a good area for an evening's relaxation.

- Hall
- Guest cloakroom
- Kitchen / Diner
- Sitting room









First Floor

As you ascend the staircase there is a feeling of grandeur. You are immersed in the views of the rural landscape that surrounds; and the unique sight of the Suckley Valley in the distance. The first floor is host to two light modern double bedrooms, both benefitting from a partially vaulted ceiling with exposed beams, one bedroom includes fitted wardrobes and a beautifully renovated ensuite shower room. The landing features storage and a perfect, tucked away office space for home working, whilst overlooking the peaceful courtyard to the front.

- Bedroom two with ensuite shower room
- Bedroom three is utilised as a snug
- Office space landing

Second Floor

A further staircase takes you to the third double bedroom, which is set in eaves and spans across the entire third floor. There is an abundance of clever storage; a bespoke fitted wardrobe on the landing and a further two wardrobes with storage fitted within the bedroom eaves. A well-equipped ensuite bathroom, which includes a bath and separate shower, is nestled amongst the beams.

- Bedroom 1 with ensuite bathroom.
- Storage landing













Outside

The outside rear garden is accessed via the French doors and features a private patio area with feature lighting and storage. The night skies are enhanced as the surrounding countryside has no light pollution. The quaint lawn and patio enhances of the views of the rolling woodland, allowing you to immerse yourself in a rural retreat. The quaint, lawned area is easy to maintain and the rear of the property benefits from morning to midday sunshine. A generous brick shed is accessed via the back gate and houses the oil tank, with storage, lighting and worktops. There is also private access to the estate from the rear of the property.

Externally to the front there is a flagstone sun patio, enabling the sun to be enjoyed from midday to late evening. A gravelled driveway provides private parking for three vehicles.











LOCATION

The Halesend is a private estate in the hamlet of The Halesend, in the village of Storridge. Situated only 4 miles from the Malvern Hills, a perfect location for those wanting a village life, 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 TVs '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 Suckley Valley 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.

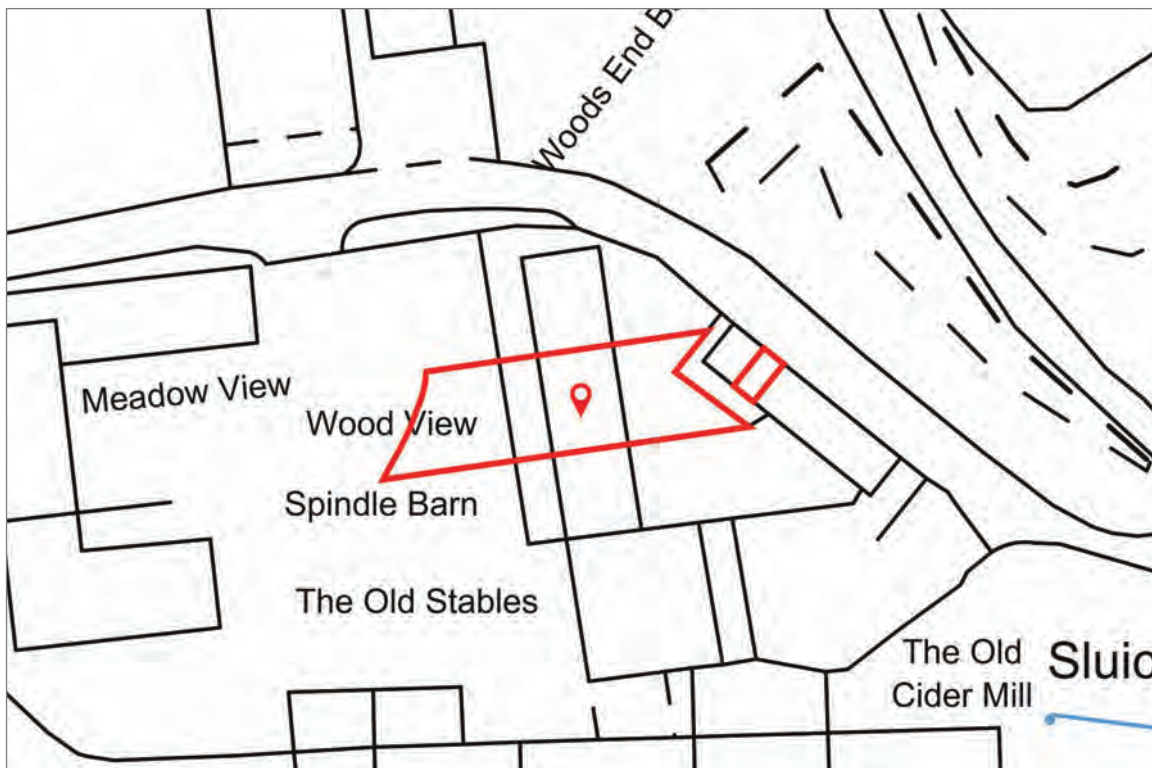
The Malvern Hills are one of the most outstanding locations in England with stunning landscapes, beautiful towns and villages and an abundance of festivals and attractions that draw visitors all year round. The historic riverside towns of Upton-upon-Severn and Tenbury Wells lie in the beautiful Teme 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, water and drainage. Oil-fired central heating.
Services: Ultrafast broadband (FTTP) and 4G/some 5G mobile coverage in the area – please check with your local provider.

Parking: Allocated 3 parking spaces.

Construction: Standard.

Property Information: Managed freehold - estate rent charge £672 per annum to Block Management for the maintenance of shared amenities. Restrictions - Air BNB is not allowed due to the private nature of the estate. Rental is allowed, minimum of 6 months.

Tenure

Managed freehold

Local Authority

Herefordshire Council

Council Tax Band E

Viewing Arrangements

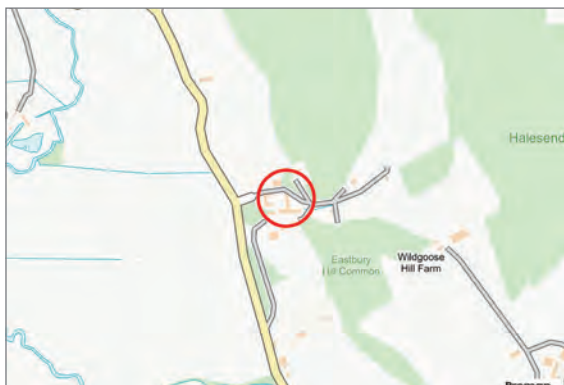
Strictly via the vendors' sole agents Fine & Country on 01905 678111. Contact Bert Rogers on 07734 955460.

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



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Approximate Gross Internal Area = 112.5 sq m / 1211 sq ft

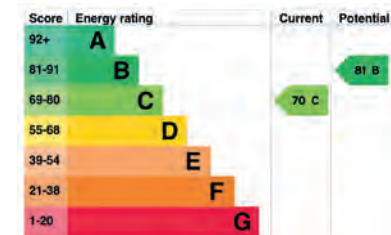
Store = 6.4 sq m / 69 sq ft

Total = 118.9 sq m / 1280 sq ft

 = Reduced headroom below 1.5m / 5'0



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







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

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.

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