



Hawksnest Barn
Easinghope Lane | Broadwas-On-Teme | Worcestershire | WR6 5PA



HAWKSNEST BARN

Hawksnest Barn is a five bedroom, detached, barn conversion set in circa 27 acres of picturesque Worcestershire countryside benefiting from both a rural, tranquil setting and easy access to local amenities in Worcester city. The property itself has an exceptionally high standard of fittings and a detached one-bedroom annexe, a triple garage and a three large stables. This unique, period home boasts fantastic views of the rolling countryside and is approached along a country lane and through private gates.



Ground floor:

Walking through the oak front door of Hawksnest Barn takes you into a spacious, imposing entrance hall featuring a beamed, vaulted ceiling, a log burner and cabinet made oak joinery including oak doors, wall panelling and a galleried staircase. There is a guest cloakroom with WC. To the left is a formal dining room with glazed door leading onto the patio and herringbone exposed brick work. This flows into the large sitting room, boasting an arched inglenook fireplace with sandstone plinths from a church in Worcester and a log burner. To the right of the entrance hallway is a substantial kitchen/living/dining room featuring a large island, an electric Aga, glazed doors leading out to the patio and triple aspect windows, allowing light to flood in. An extension built in 2006 connects to the kitchen and includes a back door with a rear hallway, utility room, office and WC.









Seller Insight

“ We had priorities when searching for our family home, so it had to have beautiful far reaching views and plenty of land for dog exercising, but the house had to be full of character but not compromising modern build standards. We found it here. The views, whether from ground level, first floor or from the master bedroom balcony are stunning. A 360 degree vista over our own land, woodland and lake, adjoining farmland and the lower Teme Valley, Malvern Hills, Bredon Hill and the Cotswolds.

Our two wood burners keep the majority of the house warm in winter, and as we source all the biomass from our own woodland, alongside the solar generation from the panels on the stable block, our Eco credentials are quite high.

The land stretches to about 27 acres, mainly grazing land, but a flat 1 acre garden, lake, orchard, 60' x 60' steel framed agricultural barn, stables and garaging/workshops give everything required for our rural life.

The large main house has 5 bedrooms, 3 bathrooms, and the 3 reception rooms all have direct access to the patio, but the last but not least feature is the one bedroom annexe adjacent to the main house.

This has been a great property to live in. Connected but quiet rural. Gigabit Broadband, Worcester city centre 8 miles away and the shop and garage in Martley 2 miles from our doorstep. With excellent motorway access at junction 7 of the M5 being 15-20 minutes drive and a further 10 minutes to Worcestershire Parkway for the rail trip to town.

We have loved it but time to move on.”*

* 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 first floor is configured of five bedrooms, two of which are ensuite, a reading area and family bathroom. The spacious master suite has vaulted beamed ceilings, a dressing room, ensuite bathroom and balcony showcasing spectacular views.













Annexe:

There is a detached one-bedroom annexe with kitchen and living room featuring a log burner. The annexe has its own access and parking.

Outside:

Hawksnest Barn is approached along a country lane and through large private gates leading to a gravel driveway with ample parking. There is a triple car garage and three stable blocks with storage at the end. To the rear of the property is a large patio, perfect for entertaining and a level lawned area. The plot size is circa 27 acres.

The steel frame agricultural building may have further development potential. The agents recommend that prospective purchasers should seek independent planning advice.









LOCATION

Hawksnest Barn is located in Broadwas-on-Teme, in the parish of Martley. The village of Knightwick is some 2 miles away and has a favoured public house, The Talbot, a family-owned butchers, a doctors surgery and regular Teme Valley Market. Local shops can be found at Martley and Alfrick. The popular, Holloway's in Suckley (home furniture store) is 5 miles away.

The county town and cathedral city of Worcester, lying on the banks of the River Severn (8 miles east), provides for high street and boutique shopping, and characterised by one of England's great cathedrals, its racecourse, county cricket ground, premiersip rugby club and university.

The M5 motorway (junction 7 at south Worcester) provides for ready access to Birmingham (49 miles) and the surrounding industrial and commercial areas, as well as Birmingham International Airport (46 miles) and the M40. London (143 miles) is best accessed by the M40, via the M5/M42. The M5 south also provides for commuting to Cheltenham and its racecourse (33 miles), Gloucester and Bristol (70 miles).

The newly opened 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 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 School closer by at Worcester. The Abberley Hall Preparatory School is only 7.8 miles away and in the maintained sector the Chantry Secondary School at Martley, one of the very best in Worcestershire, which is also only 2.7 miles away.

For days out and recreation, Hawksnest Barn is well placed for ready access to the north Cotswolds and Broadway, as well as Stratford-upon-Avon, Great Malvern and the Malvern Hills, Hereford and Ludlow and the west coast of Wales, at Aberdovey.





Promap
LANDMARK INFORMATION

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Plotted Scale - 1:4000. Paper Size - A4

Services

Mains electricity and water
Oil-fired central heating
Private drainage via a septic tank
12 solar panels (2.2 K/W) installed in 2011

Additional Information

The annexe is sold subject to a lifetime tenancy for the current occupant so will not be available with vacant possession upon completion. The agents can provide further information.

Tenure

Freehold

Local Authority

Malvern District Council
Council Tax Band G

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



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Hawksnest Barn Easinghope Lane, Broadwas

Approximate Gross Internal Area

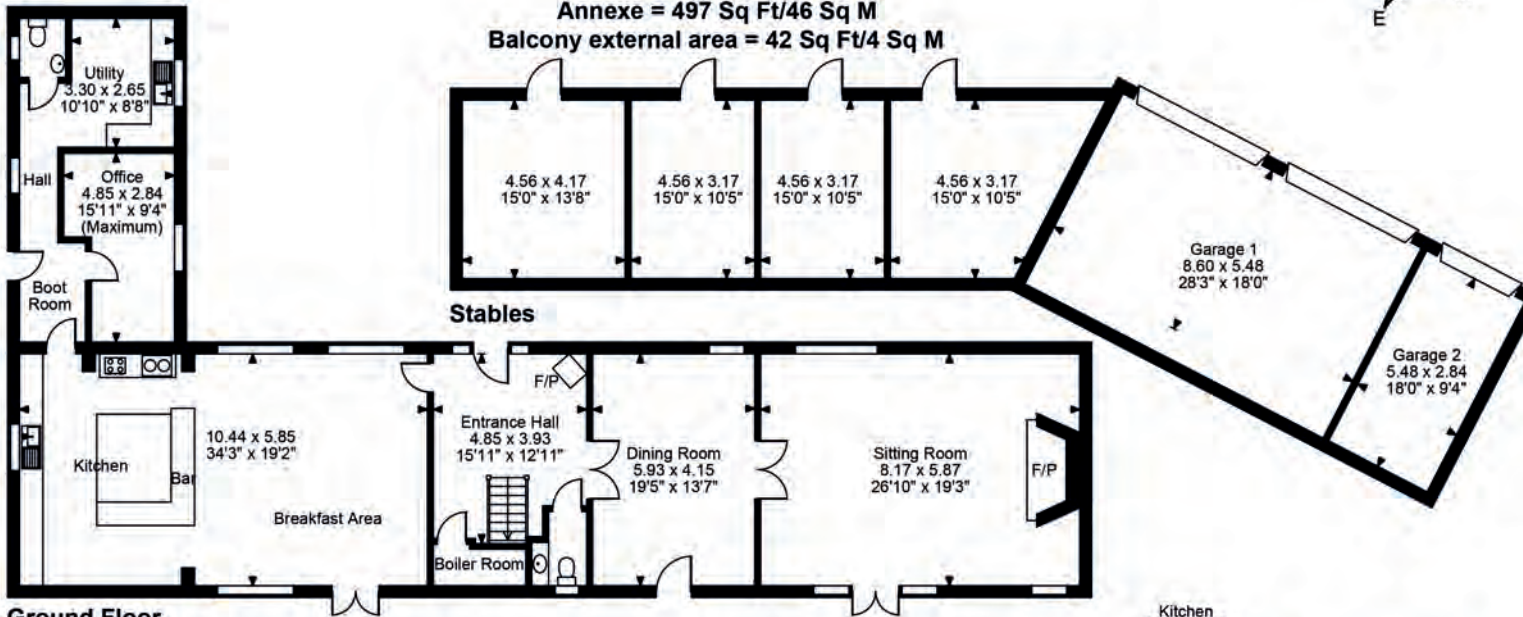
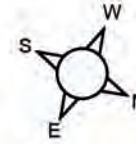
Main House = 3729 Sq Ft/346 Sq M

Garages = 684 Sq Ft/64 Sq M

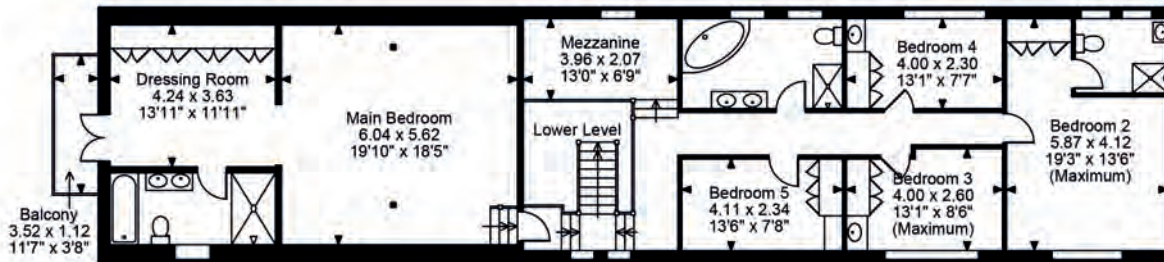
Stables = 751 Sq Ft/70 Sq M

Annexe = 497 Sq Ft/46 Sq M

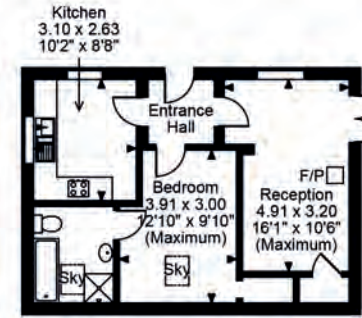
Balcony external area = 42 Sq Ft/4 Sq M



Ground Floor

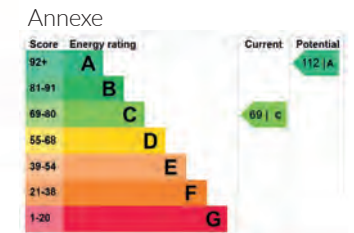
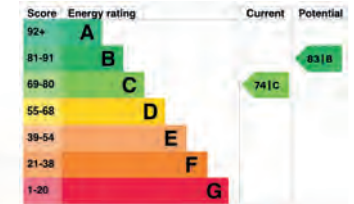


First Floor



Annexe

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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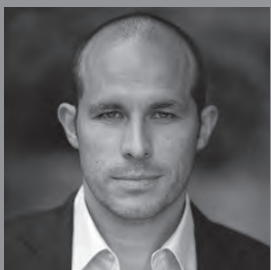






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