



# Wyneyards Barns

Ombersley | WR9 0LQ





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Step into a home that redefines modern rural living. This remarkable barn has been meticulously designed to capture the character of its heritage while embracing bold contemporary style. With dramatic architecture, open spaces, and impeccable finishes, it offers a lifestyle as inspiring as its setting.

## Location:

Wyneyards is located just outside the historic village of Ombersley, a highly sought-after village that provides all the benefits of countryside living, whilst still being excellent for commuting and providing an extensive range of local amenities, including: three public houses, a fine dining restaurant, butchers and café, doctor's surgery, village store and primary school, tennis club, Aesthetics & Wellness Space 'SkinFolk' and a renowned golf club. Benefiting from its peaceful location with a variety of public footpaths and bridlepaths to enjoy the outdoors. Lincomb Equestrian is also a short distance from the barn, ideal for horse lovers. Further amenities can be found in the historic Cathedral City of Worcester such as retail shops, bars, restaurants and cafes, as well as sporting venues and leisure centres. The motorway network can be accessed via junction 6 of the M5 being just 10 miles away from the property. Train Stations in Droitwich (6 miles) and Worcester (8 miles) offer direct services to Birmingham and London respectively. (All distances are approximate).

## Education:

There's a wonderful variety of schooling nearby, with Hartlebury CofE Primary School, and the local Sytchampton Endowed Primary School located just a short drive away. In secondary education, Droitwich Spa High School and Sixth Form Centre is less than seven miles away. Top levels of independent schooling can be found locally with Kings Hawford and Kings School Worcester, alongside Royal Grammar School, Worcester and the highly regarded Bromsgrove School.

## Accommodation Comprising Of:

Kitchen, Open Plan Dining/Family Space, Sitting Room, Cloakroom, WC, Laundry Room, Study, Viewing Lounge, Atrium, Master Bedroom with Dressing Room and En-Suite, Bedroom Two with En-Suite, Two further Bedrooms, Bathroom, Two allocated car ports.









#### Ground Floor Accommodation:

At the heart of the home lies the open-plan kitchen in Lancaster Oak — a perfect balance of form and function. Flooded with natural light from dramatic full-height glazed windows and double French doors opening onto the patio, this space is ideal for both everyday living and entertaining. A sleek central island creates a striking focal point, framed with quartz work surfaces that bring symmetry and refinement. Integrated Bosch appliances include a double oven, five-ring induction hob, fridge and freezer, dishwasher, and twin wine coolers, all contributing to the kitchen's contemporary sophistication. The marble-look porcelain flooring with underfloor heating adds elegance and warmth underfoot, while a separate sink with Quooker tap and preparation area ensures practicality matches the style. Adjoining the kitchen is a cloakroom/boot room and a stylish WC, featuring a Laufen low-level toilet and sink encased within a vanity unit. Darker floor tiles here complement the lighter porcelain walls, creating a chic contrast. A spacious laundry room provides further convenience, with fitted wall and base units plus space for a washing machine and tumble dryer. To the rear of the kitchen lies a bright and airy study, perfectly positioned with views over the courtyard. From here, sleek glazed sliding doors guide you into the superb sitting room, where a feature LED fireplace and exposed brick walls combine rustic warmth with modern luxury.

Every detail has been carefully crafted for both comfort and style — from the seamless flow between spaces to the balance of crisp white walls, cool tiled floors, and refined darker accents.

#### First Floor Accommodation:

A large bespoke black staircase rises elegantly from the ground floor, drawing you to the first floor and setting the tone for the grandeur that follows. At the top, you are welcomed into the magnificent viewing lounge, a space designed to impress.

Here, walls of glass frame breathtaking views to both the front and rear of the property, ensuring the changing light and landscape become part of the living experience. At its centre, a striking glass atrium floods the room with natural light, six electric sensed velux windows provide further light, creating a unique place to relax and unwind — the perfect retreat to enjoy tranquil mornings or late evening sunsets. The bright and spacious master bedroom overlooks the courtyard and is complemented by a useful dressing room. Its en-suite is finished to the highest standard, featuring a large walk-in shower, a Laufen range low-level toilet and sink with vanity unit, and porcelain tiling to both the floors and walls for a clean, elegant finish. The second bedroom enjoys glorious views across the rear garden and open countryside. A convenient storage area precedes its en-suite, which includes a walk-in shower, Laufen low-level toilet, and encased sink, all styled with contemporary fittings. Two further generously proportioned double bedrooms provide ample space for family or guests. Completing this level is the striking family bathroom, with dramatic floor-to-ceiling marble-style tiling, it boasts a large walk-in shower cubicle, a luxurious freestanding Laufen bath, low-level toilet, and encased sink. This sumptuous space perfectly blends indulgence with timeless design.









**Outside:**

The approach to the property is as impressive as the home itself. Sandstone and resin tiles lead gently from the courtyard to the front door, creating a refined welcome. These same tiles continue through to the expansive rear patio, providing a seamless flow between the house and garden — an ideal setting for outdoor dining and entertaining. Beyond, a spacious tiered lawn offers both privacy and practicality, while a gravelled driveway provides ample parking for multiple vehicles. To the side, a cedar-clad car port accommodates two cars, combining functionality with a contemporary architectural finish.

**Directions:** W3W///translated.glorious.tonal

**Services:**

Mains water. electric, private drainage, air source heating.

**Tenure:**

Freehold.

**Local Authority:**

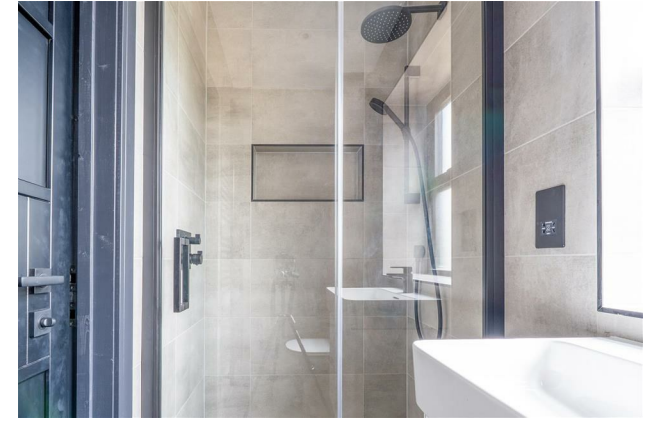
Wychavon District Council

**Note to Purchaser:** ADDITIONAL LAND AVAILABLE BY SEPARATE NEGOTIATION

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**Administration Deposit:**

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

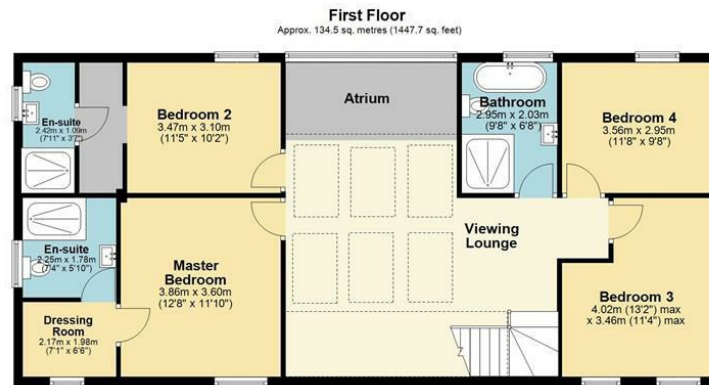
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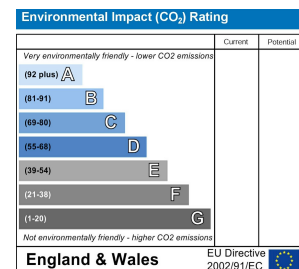
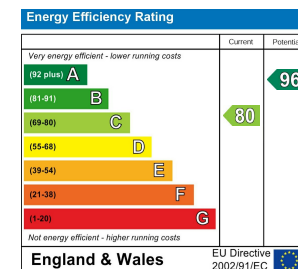






Total area: approx. 245.0 sq. metres (2637.2 sq. feet)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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