



# Wyneyards Barns

Ombersley | WR9 0LQ





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Welcome to this truly unique three-bedroom barn conversion, a sumptuous new build set in a tranquil rural location, enjoying uninterrupted countryside views. Blending the character of traditional architecture with the comfort and efficiency of modern design, this exceptional home offers stylish, spacious living in a peaceful and picturesque setting. Designed with attention to detail and quality throughout, the property combines exposed rural charm with contemporary finishes, creating a perfect balance of warmth, space, and sophistication.

Large windows and glazed doors frame the breathtaking rural outlook, flooding the interiors with natural light and inviting the outside in—ideal for those seeking a serene lifestyle surrounded by nature. Whether you're relaxing on the patio, entertaining in the heart-of-the-home kitchen, or waking up to the views from the master suite, this is countryside living at its finest.

#### 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:

Open Plan Kitchen & Family Space, Laundry Room, Master Bedroom with En-suite, Family Bathroom, Two further bedrooms, Hallway, Cloakroom, Attic Room/Office/Playroom, WC, Allocated car port.









#### Ground Floor Accommodation:

Step inside, and you'll be instantly impressed by the magnificent kitchen, the true heart of this home. Expertly crafted and individually designed by Tefore, it features elegant Lancaster Oak cabinetry in a timeless Light Grey and Cashmere palette. A fabulous selection of wall and base units is topped with stunning quartz countertops, offering both beauty and durability. There is a striking double-width island, thoughtfully designed with seating space for casual dining and entertaining, as well as a double wine cooler, delivering a perfect sense of balance and symmetry. High-quality Bosch integrated appliances include a fridge/freezer, dishwasher, electric oven, five ring induction hob and combination microwave, ensuring effortless functionality for modern living. Additional premium touches include a Quooker tap, providing instant boiling water at the touch of a button—combining convenience, efficiency, and sleek design to complement the high-spec finish of this exceptional kitchen.

A soaring oak-framed vaulted ceiling crowns the space, creating a dramatic sense of volume and natural light, while Karndean herringbone flooring, complete with underfloor heating, adds a luxurious, warm, and hardwearing finish underfoot. The Laundry has wall and base units offering ample storage solutions and space for washing machine and tumble drier. A stable door offers access to the patio area. A drop-down ladder in the Laundry Room, provides access to a fully boarded attic room, offering excellent additional storage or flexible use. The Master Bedroom enjoys an abundance of natural light from dual-aspect windows with countryside views. The luxurious en-suite features a walk-in rainfall shower, premium Laufen sanitaryware, a vanity unit with inset sink, low-level WC, and marble-effect ceramic tiles from floor to ceiling, complete with a ladder-style heated towel rail.

A separate WC is finished to the same high standard, with a vanity sink unit, low-level toilet, and porcelain tiled walls, complemented by continuing herringbone flooring.

Bedroom Two boasts far-reaching countryside views and benefits from Jack and Jill access to the main bathroom, which is fitted with a bath and rainfall shower, vanity unit with sink, low-level WC, porcelain floor and wall tiles, and a ladder towel rail. The Hallway is an ideal spot for a desk or a relaxation area.

#### First Floor Accommodation:

An oak staircase leads from the hallway to a beautifully bright landing filled with natural light from dual-aspect windows, currently arranged with a dressing area that flows into the bedroom, enhanced by a Velux window overhead.

#### Outside:

Lawned front garden bordered by elegant sandstone patio tiles that extend around the entire property. There is a gravel driveway providing ample parking for multiple vehicles and a dedicated parking space within a stone and cedar-clad car port with electricity. The expansive rear patio and lawned garden has panoramic views over the spring-fed pond and surrounding open countryside, a perfect place for outdoor entertaining and peaceful enjoyment of the rural setting.









Directions: W3W///translated.glorious.tonal

Services:

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

Tenure:

Freehold.

Local Authority:

Wychavon District Council

Note to Purchasers: ADDITIONAL LAND AVAILABLE BY SEPARATE NEGOTIATION

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

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.

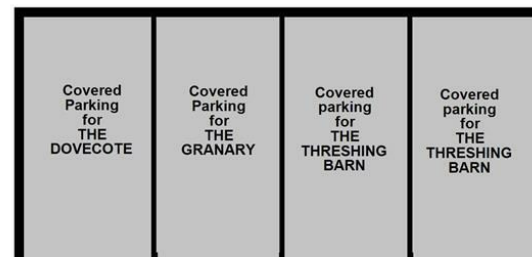
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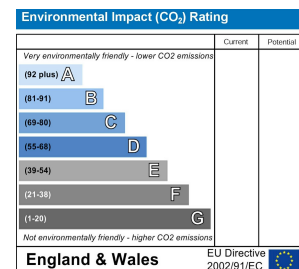
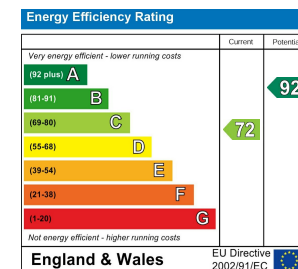






Total area: approx. 196.3 sq. metres (2113.4 sq. feet)

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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