



Kidderminster Road

Droitwich | WR9 0PP



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A Magnificent Grade II Listed five bedroom Barn Conversion dating back over 650 years, this exceptional attached barn conversion seamlessly blends historic charm with contemporary elegance. Bursting with original character, from exposed beams and vaulted ceilings this home exudes a timeless appeal. Every inch has been thoughtfully updated to offer modern comfort and sophistication, creating a truly unique and luxurious living space.

Location:
Occupying a highly desirable and private position on the outskirts of Cutnall Green—a charming and much sought-after Worcestershire village—this unique home offers the perfect blend of rural tranquillity and modern convenience. Cutnall Green is celebrated for its strong sense of community and idyllic village lifestyle. The village is well-served with local amenities, including a Village Store, Post Office, Indian restaurant, Lord Morton's Tea Room, a tennis club, and the ever-popular Chequers Gastro Pub, renowned for its vibrant atmosphere and attracting diners from across Worcestershire. Despite its peaceful rural setting, Cutnall Green is exceptionally well-connected. The property lies within easy reach of key transport links and the motorway network, making it ideal for commuters.

Nearby towns and cities include:

Droitwich – approx. 4 miles, Kidderminster – approx. 8 miles, Worcester – approx. 10 miles
All offer mainline railway stations, with Worcester providing excellent shopping, cultural attractions, and a direct rail link into London, making this location as practical as it is picturesque.

Education:
There is a high level of quality schooling close by, in both the public and private sectors. The village boasts a great Primary School, in secondary education, Droitwich Spa High School and Sixth Form Centre is less than four miles away. The area is well served by truly excellent independent schools including Winterfold, RGS and Kings Worcester.

Accommodation Comprising:
Atrium Entrance Hallway, Hallway, Laundry Room, WC. Kitchen/Diner/Reception Room/Cinema Room, Dining Room, Sitting Room, Cloakroom, Office, 5 Bedrooms, 2 En-Suite and Family Bathroom.

Ground Floor Accommodation:
A beautifully crafted oak-framed canopied porchway sets the tone as you approach this exceptional home, leading into a stunning glass atrium hallway—a true statement feature that floods the space with natural light and offers a striking first impression.
The flagstone flooring in the main hallway immediately showcases the character and heritage of the property, while giving a glimpse of the thoughtful design and craftsmanship found throughout. From here, doors lead to a ground floor bedroom, utility room, the kitchen/diner, and a dedicated dining room, offering both functionality and flow to the living space. Oak bi-fold doors open into the spacious kitchen/diner, undoubtedly the heart of this exceptional home. Designed for both everyday living and entertaining, the space beautifully combines contemporary finishes with warm, characterful touches. A stylish blend of modern wall and base units is complemented by contrasting wood work surfaces and a matching breakfast bar, while a large central island with a sleek granite worktop, additional storage solutions, and an integrated wine cooler adds both functionality and flair. High-quality integrated appliances





include a CDA range cooker with gas hob, three electric ovens, and warming drawer, with cooker hood above, a CDA integrated microwave and AEG dishwasher. There is also space for a double fridge/freezer. Oak flooring runs throughout, adding warmth and continuity, while three Velux roof windows and sliding patio doors flood the room with natural light and provide seamless access to the decked outdoor area, perfect for al fresco dining and entertaining.

Flowing seamlessly from the kitchen, an additional reception room offers versatile living space, currently enjoyed as a family entertainment room and home cinema. This inviting area provides the perfect setting for movie nights, relaxation, or a children's playroom.

From the main hallway, you'll find a newly appointed WC, featuring a low-level toilet and modern vanity unit with inset sink, all set against stylish herringbone flooring for a clean and contemporary finish.

A traditional thumb latch door leads into the separate dining room, a bright and spacious area ideal for formal entertaining or family meals. From here, double doors open into the magnificent sitting room, a true showcase of the property's rich heritage.

This impressive space is brimming with original features, including exposed beams and the rare addition of original hay racks, creating a striking conversation piece and a unique sense of place. A large Rocal log burner forms a warm and inviting focal point, perfect for cosy evenings during the colder months. The rear hall offers access to a generous cloaks cupboard, providing excellent storage, as well as a dedicated home office—a quiet and functional space, ideal for remote working or study.

Completing the ground floor is a spacious double bedroom with its own en-suite, thoughtfully positioned off the main entrance hallway. This well-appointed suite presents a perfect opportunity for multi-generational living, a guest suite, or even a self-contained retreat, offering both privacy and convenience.

First Floor Accommodation:

Stairs rise to a superb beamed landing, where thumb latch oak doors lead to four bedrooms and a beautifully appointed family bathroom. The landing also benefits from a large storage cupboard, ideal for linen or additional household items.

There are three spacious double bedrooms, each oozing charm with vaulted ceilings, exposed beams, and a wealth of character throughout. The Master Suite is particularly impressive, with a majestic vaulted and beamed ceiling and dual-aspect windows that flood the room with natural light. A door leads to an external staircase, offering the exciting potential for a private balcony or terrace area. The master also benefits from underfloor heating, creating a warm and inviting atmosphere, and flows into a stylish en-suite bathroom, recently fitted to a high standard. Featuring a corner shower with a waterfall shower head, toilet and vanity unit with inset sink. The family bathroom is equally luxurious and full of natural light thanks to a large Velux roof window. Highlights include a double sink set in a bespoke vanity stand, a corner shower with waterfall head and large jacuzzi bath. A heated ladder towel rail and contemporary tiling compliment this bathroom.

Outside:

The property is accessed via automatic gates leading onto a shared driveway, which then opens into its own private entrance. There is an abundance of parking, comfortably accommodating both family and guests, and offering scope for additional garaging if desired. The grounds are a true highlight, with lawns extending to approximately 1 acre, providing both privacy and a sense of open space. Two large storage sheds are already in place, offering practical solutions for garden equipment or hobby use, and there is ample space to construct substantial garaging or outbuildings, subject to any necessary permissions. The property is also perfectly designed for outdoor living, with three dedicated entertaining areas, each enjoying a sense of privacy and thoughtfully arranged to make the most of the setting. Whether you're dining al fresco, hosting summer gatherings, or simply relaxing outdoors, these versatile spaces make outdoor enjoyment possible year-round.





Tenure: Freehold

Council: Wychavon District Council Band A

Services:

Mains water, electric, LPG bottle, oil and private drainage.

Important Note to Purchasers: Please refer to our Terms & Conditions of Business:
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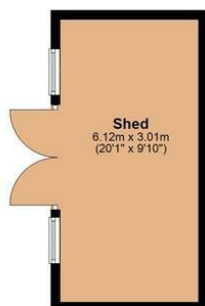
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Ground Floor

Approx. 301.5 sq. metres (3244.8 sq. feet)



First Floor

Approx. 98.9 sq. metres (1064.8 sq. feet)



Total area: approx. 400.4 sq. metres (4309.6 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.

