



Allan Morris
estate agents

**Gilberts End Barn, Gilberts End, Hanley Castle,
WR8 0AR**

 **MAYFAIR**
OFFICE GROUP

Gilberts End, Hanley Castle, WR8 0AR

Gilberts End Barn is a fabulous stunning Grade II listed detached character home, detached coach house and entertainment room, all set in an acre of landscaped gardens and grounds. Nestled at the foot of the Malvern Hills, an Area of Outstanding Natural Beauty, in the sought-after area of Hanley Castle. The main barn, coach house and entertaining room, have all been sympathetically restored to create a unique rural home in an idyllic rural location on the edge of the picturesque village of Hanley Swan.

The main property is an absolutely beautiful, four bedroomed, traditional timber frame barn. Vaulted ceilings, designer interiors and views onto landscaped gardens make this a stunning character filled home. The accommodation includes a full height galleried hallway, two large sitting rooms, dining room, bespoke farmhouse kitchen with Aga and pantry, snug and laundry room. The main bedroom has a luxurious four piece en-suite, there are three further bedrooms and two further bathrooms.

In addition to this beautiful family home, the bespoke oak frame coach house offers flexible accommodation with an open plan kitchenette, diner and lounge, bedroom, shower room, gym and an integral double car port. Overlooking the enclosed meadow is a spacious oak framed space where you can open the double bifold doors, sit back and enjoy the westerly views.



LOCATION

Gilberts End Barn is located in the peaceful, idyllic, rural location of Hanley Castle at the foot of the beautiful Malvern Hills Area of Outstanding Natural Beauty. It is situated on the edge of the sought after village of Hanley Swan, with a well stocked Post Office and village store and The Swan Inn public house all overlooking a picturesque village green and duck pond. There are local primary and secondary schools within a short distance and a number of prestigious independent public schools within a 20 mile radius including Malvern College, Malvern St James, Kings Worcester, Cheltenham College and Cheltenham Ladies College. The transport links from this property are excellent, the mainline railway station in Great Malvern provides easy access to London and junction one of the M50 motorway is only 7 miles away.

THE GROUNDS

The property is approached through a private electric gate which opens to a spacious return driveway. An internal gateway opens to a level meadow, overlooked by the entertainment room. To the south side of the main barn is a professionally landscaped, private walled courtyard garden with limestone paving and well stocked borders brimming with cottage garden perennials. This glorious entertaining space enjoys the best of the sunshine, with plenty of space to sit where the character of the barn can be fully enjoyed.

GILBERTS END BARN

Enter through double height doors into a light filled hallway with vaulted ceilings and flag stoned flooring welcoming you to Gilberts End Barn. Stepping inside this beautiful property every room is complemented by luxury interior design, the impressive oak frame and character of the barn . From the main entrance the eye is led

through to a large dining hall perfect for hosting and from there into the heart of the home, a stunning country kitchen. The smooth lines of the bespoke handmade kitchen and granite worktops sit aside a large Aga with electric hob. Complimenting this beautiful space is a walk in pantry. A snug to the side of the dining kitchen is the ideal spot to sit and chat whilst food is being prepared in the kitchen. The ground floor West wing hosts three bedrooms and two luxury shower rooms. A practical utility room and inner hallway providing boot room space with a doorway leading onto the south facing courtyard.

Leading from the hallway the oak stairwell makes the most of the barns interior, featured throughout the property are stripped beams, bespoke carpentry and luxury fittings, from handmade oak shutters with bespoke iron mongery to fitted wardrobes, roll top radiators to underfloor heating . Central to the the first floor open plan living area enjoying the best of the barn's vaulted ceiling is a split level lounge centered around a Stovax wood burner.

A large vaulted ceiling master bedroom sits on the west side with glimpses of the Malvern Hills and a designer four piece bathroom completes this private suite.

THE COACH HOUSE

The barn is complimented by a detached coach house. On the ground floor a large gym has double doors leading onto a private dining area and a secret kitchen potage garden. A cloakroom and large double carport also completes the ground floor. The oak stairwell takes you into an annex with a spacious open plan kitchenette dining lounge area, double bedroom with fitted wardrobes and shower room. This building offers multiple uses, from a luxurious a guest suite, an annex for a dependent family member or even as an independent space for home working.

THE SHED

Restored oak framed building with two sets of bifold doors which open into a large open plan space with views onto the meadow. A multi purpose space for relaxing and entertaining, gardening or storage.

PRACTICALITIES

TENURE: We understand the property to be freehold but this point

should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, may be available by separate arrangement

SERVICES: High speed broadband is connected. Oil fired central Heating, Private drainage system, Mains Water and Electric. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is:

ENERGY PERFORMANCE RATINGS: TBC

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

DIRECTIONS If using a satnav the postcode is WR13 6JB. If using What3words//

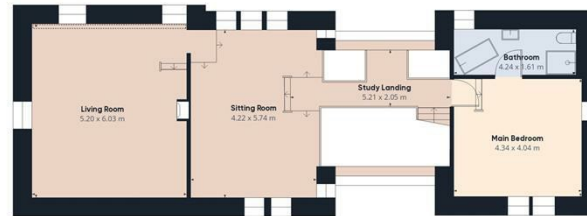
DIRECTIONS

Directions- from the crossroads in the centre of village of Hanley Swan, proceed South on the Welland Road. Go past the village school and take the next left into Gilberts End. Proceed along the lane and Gilberts End Barn can be found on the left hand side after a right hand bend. If coming from the M50 and through Hanley Castle, go past the secondary school on the left and take the next left towards Hanley Swan and the Three Counties Showground and immediately left into Gilberts End Lane. Go round the right hand bend and the property is slightly further along on the right hand side. WHAT THREE WORDS - thunder.camcorder.tile

ASKING PRICE - £1,200,000



Floor 0 Building 1



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Approximate total area⁽¹⁾

227.36 m²

Reduced headroom

3.36 m²

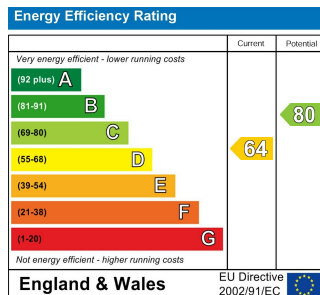
(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

QIRAFFE360

EPC



Material Information Report



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