



TWINTON ORCHARD BARN

Pershore Road | Little Comberton



COUNTRY HOMES

PROPERTY SPECIALISTS

PART OF | SHELDON BOSLEY KNIGHT

BEAUTIFUL CONVERSION

Twinton Orchard Barn is an exceptional four-bedroom, Victorian converted barn located in the sought-after Worcestershire village of Little Comberton and within the Cotswolds Area of Outstanding Natural Beauty.

Originally a barn to Nash's Farm, this beautifully presented and immaculately maintained family home, is Grade II listed and offers spacious and versatile accommodation.

Converted to an exceptionally high standard it has unusual arched windows and a stone and timber clad single-storey wing. There are also double-glazed hardwood windows, exposed brick and stonework, roof trusses and timbers and six-panel doors.

The house is set within beautiful, landscaped grounds in the heart of the village and has a rare ancient orchard. The location provides easy access to Pershore, Broadway and Cheltenham as well as national road and rail networks.



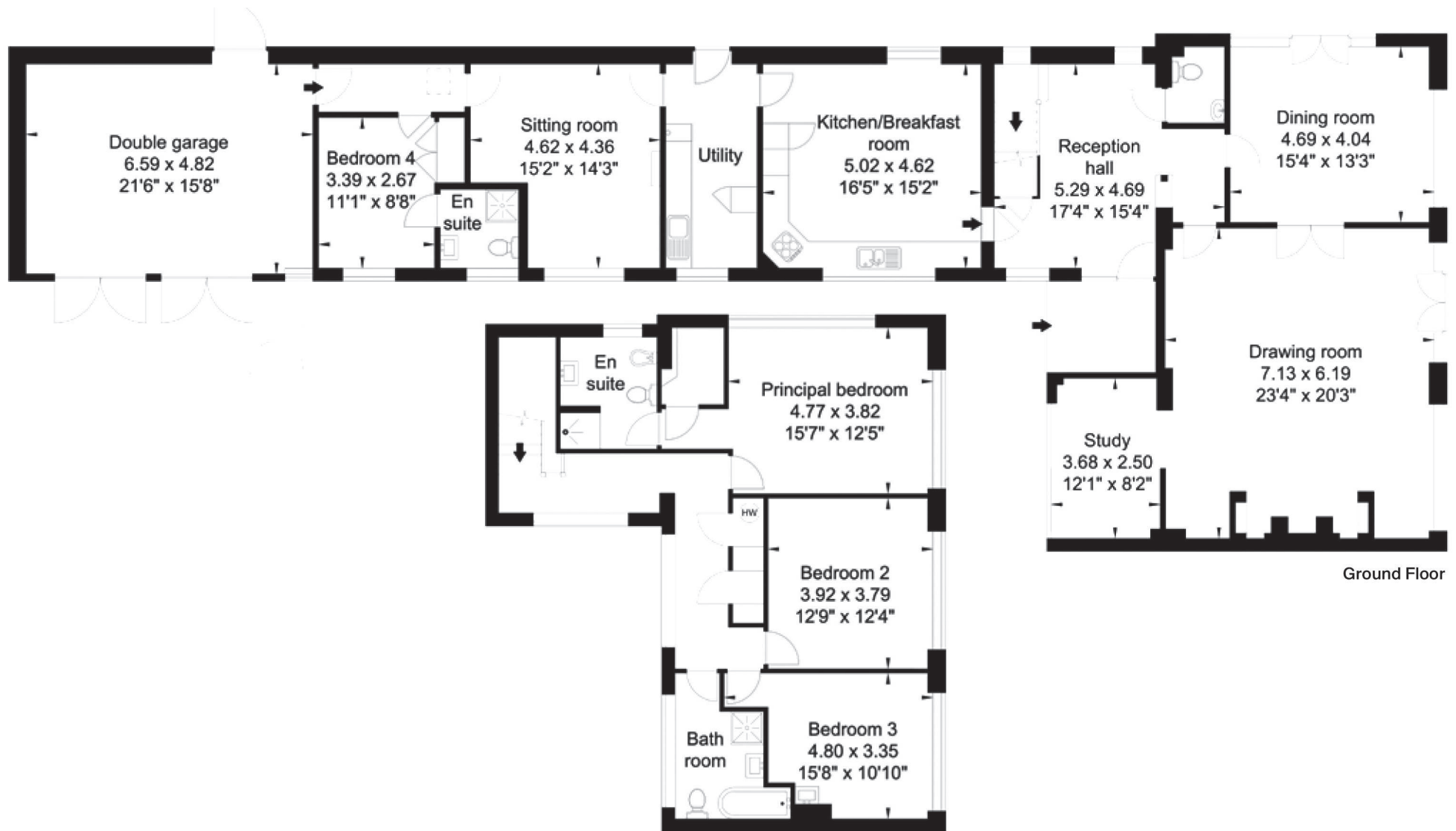
Property size 3,078 sq ft

Generous, mature landscaped gardens

Numerous period features

Superb outdoor entertaining space(s) for alfresco dining





First Floor

Ground Floor



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ACCOMMODATION

This impressive house has been tastefully and beautifully converted into a stunning family home.

It features a reception hall with a cloakroom and under-stair storage, and off which is a bright and airy dining room with windows to two sides and French Doors on to the garden. There is also an open doorway from the drawing room into the study.

There is a generously sized vaulted kitchen featuring pine-fronted fitted units, built in ovens and hob with an extractor fan and a tiled floor.

To the first floor are fine arched windows and vaulted ceilings making the accommodation bright and airy. The main bedroom has a dual aspect, walk-in wardrobe and an en-suite shower room. The other two bedrooms share a family bathroom which has a bath and separate shower.

The ground floor wing has a sitting room, bedroom, shower room and vaulted sitting room and could provide additional accommodation with the utility room becoming a second kitchen.





GARDENS AND GROUNDS _____

The gardens are a real highlight. The front garden is primarily laid to lawn with shrub and herbaceous borders and a beautiful climbing rose. The main garden is beautifully landscaped with an expansive lawn and can be found at the side and rear of the house. One of the features is a flagstone patio with feature fig trees. There are also shaped shrubs, herbaceous beds and a tulip tree.

The barn is named after the ancient orchard which can be found to the west of the garden and features mature fruit trees and a greenhouse.

Beyond the gardens, are fantastic views of the surrounding Worcestershire countryside.



LOCATION _____

Situated in the sought-after village of Little Comberton, Twinton Orchard Barn is in a quiet, secluded position and within the Cotswold Area of Outstanding Natural Beauty.

Surrounded by unspoilt countryside, Bredon Hill and the River Avon, the house is in an idyllic and peaceful spot within the village conservation area.

Little Comberton sits on the edge of Bredon Hill and features St Peter's Church and village hall. It is well located for access to the Regency spa town of Cheltenham, the market town of Pershore and the cathedral city of Worcester, all of which offer everyday amenities.

The beautiful village of Broadway is nearby and has a range of restaurants, independent shops and pubs.

An ideal family home, there is a good choice of schools in the local area including King's School, The Royal Grammar School in Worcester, Cheltenham College and Malvern College, as well as renowned prep schools, the Elms at Colwall and Malvern St James.

There is a good selection of recreational and sporting facilities nearby, such as golf courses, racing at Cheltenham and Worcester and walking opportunities in the surrounding countryside.

Pershore is just two miles away and has train services to London Paddington and regular connections to Birmingham. The M5 at Tewkesbury and Worcester is within 10 miles, providing access to the national motorway network and Birmingham International Airport can be reached within 45 minutes. With such good connectivity the property is perfectly positioned to offer both seclusion and accessibility.













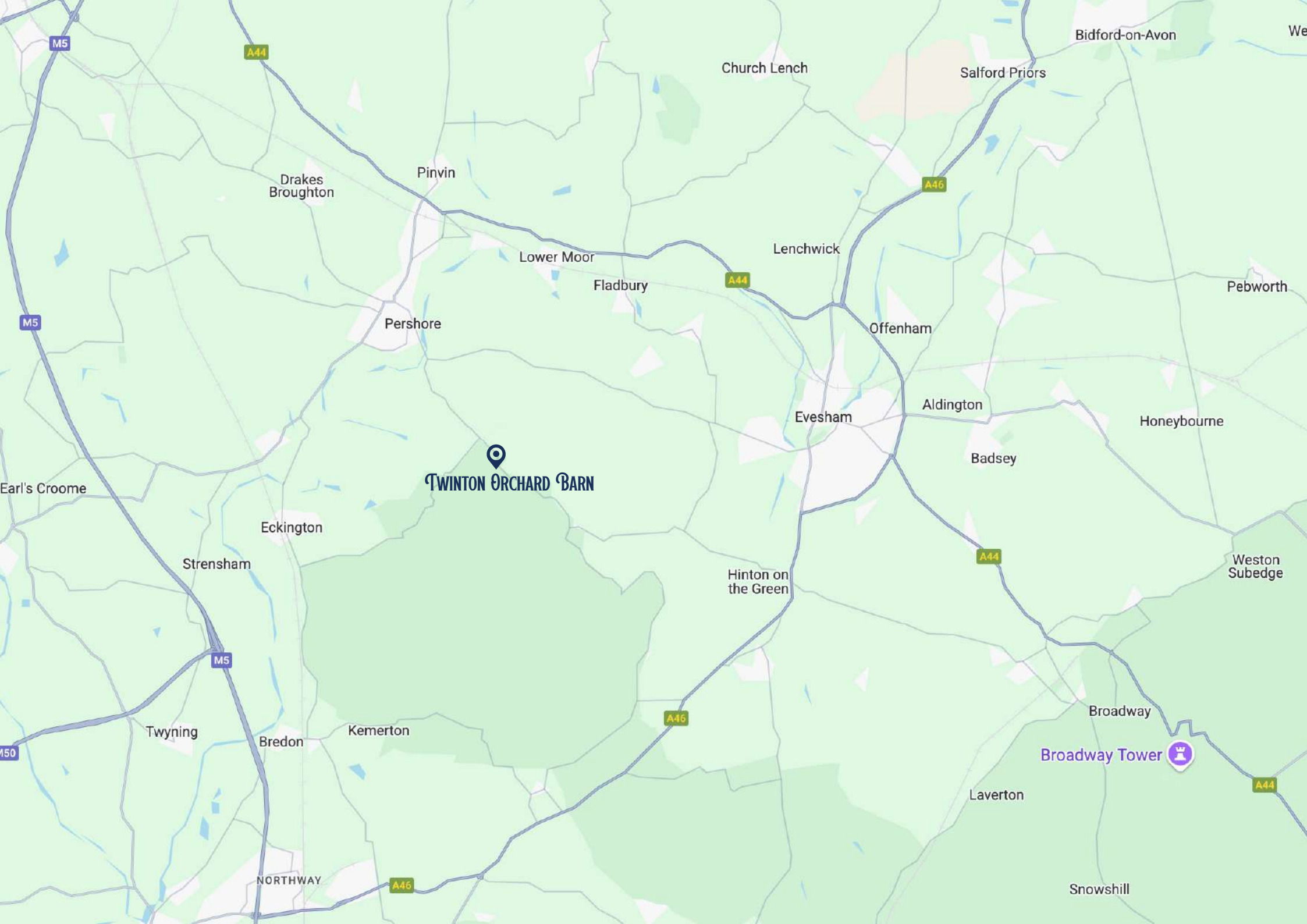













TWINTON ORCHARD BARN

Broadway Tower 

COUNTRY HOMES _____

If you are looking for a home in the country with character, charm and a touch of grandeur, then you have come to the right place.

Country Homes, which is part of Sheldon Bosley Knight, has a dedicated team offering a bespoke service to meet the individual needs of those clients looking to invest in or sell manor houses and country homes in a rural area.

Manor houses are located in some of the most beautiful locations across the UK. From the rolling countryside and idyllic villages of Warwickshire, Worcestershire and Leicestershire to the picturesque hamlets and villages of the Cotswolds, each property will offer its own unique charm and character.

We understand buying a such a property is not only a significant financial investment but also an opportunity to be a custodian of what is more often than not one with an interesting and wonderful history.

Our team of experts is here to assist you throughout the process and ensure a smooth and enjoyable experience from start to finish.

THE TEAM



Daniel Jackson

BA (Hons), Town Planner, Assoc RTPI, Assoc RICS

CUSTODIAN / CO-OWNER



Lara Hawkins

MNAEA

ASSOCIATE DIRECTOR



Charlotte Aulsford

RESIDENTIAL SALES



Nareece Ford

RESIDENTIAL SALES

Founded in Shipston-on-Stour in 1843, the Sheldon Bosley Knight business was built on auctions and on-site farm sales. In the 182 years since, our business has survived two world wars, seen seven monarchs, successfully navigated recessions and depressions and watched in awe as men landed on the moon. Very few UK independent businesses have the heritage we do.

Our business has also grown and developed significantly in the 182 years since we started, into an estate, land and property agency, with a team of more than 250 and trusted by thousands of happy customers.

We now have 10 specialist departments – residential sales, residential lettings, commercial property, block management, new homes, rural land agency, surveys, planning and architecture, auctions and strategic land and development – operating in offices across the Midlands and are proud to be embedded in the local communities we serve.

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