

Andrew Grant
PRESTIGE & COUNTRY



Barley House

Besford, WR8 9BY



Barley House

2 The Granary, Besford, Worcester, WR8 9BY

6 Bedrooms **5** Bathrooms **3** Receptions **1.3** Acres

“An imposing and beautifully finished modern family home nestled in picturesque countryside...”

Scott Richardson Brown CEO

- Situated between the picturesque villages of Besford and Croome D'abiot, Barley House is the ideal family home, offering over 3,000 sq ft of thoughtfully designed and beautifully finished living accommodation.
- The property boasts six generously sized bedrooms, offering ample living space for a growing family, whilst also ensuring comfortable accommodation for guests.
- The stunning gardens span over an acre and include formal lawns with secluded seating areas, an area of mature woodland and some beautifully designed raised beds to produce fresh fruit and veg for the kitchen.
- The outdoor swimming pool is surrounded by stylish landscaping and architectural features that provide both privacy and shelter to this unique and luxurious space.
- A spacious triple garage and extensive driveway provides secure storage and parking for multiple vehicles.
- Offering the best of both worlds, Barley House enjoys an idyllic rural setting with convenient access to nearby towns and cities. Located less than 5 miles from the new Worcestershire Parkway station, it also benefits from Ultrafast Broadband.



3,225 sq ft / 299.6 sq m



The kitchen

This open-plan kitchen and dining room boasts a spacious and modern design, ideal for cooking enthusiasts and those who love to entertain. The sleek kitchen features light-coloured cabinetry with contemporary handles, offering both convenience and practicality with an abundance of flexible storage space.





Granite countertops add a touch of luxury, while the wooden flooring throughout provides warmth and continuity. A premium 4-oven AGA range cooker serves as the central focal point, offering both warmth to the room and a high-end cooking experience.





The dining area

The dining area, seamlessly integrated with the open-plan kitchen, offers an inviting and bright space perfect for family meals and entertaining. Large, expansive windows provide abundant natural light and offer lovely views of the surrounding rear gardens. The continuity of the wooden flooring from the kitchen into the dining area enhances the cohesion and warmth of the entire space.



Natural light floods the room through large windows, creating a bright and inviting atmosphere. The thoughtful layout and high-quality finishes make this kitchen and dining area a standout feature, appealing to buyers seeking a perfect blend of style, functionality and comfort.



WESTMINSTER
AND EMBAYMENT



The pantry and utility room

The pantry and utility room, conveniently accessible from the open-plan kitchen and dining area, features additional storage with matching cabinetry and granite countertops for a coordinated look. It includes dedicated space for a washing machine and a wine cooler.



A large window ensures the room is a bright and functional workspace, whilst an exterior door from the utility room further enhances the practicality of this thoughtfully designed and well-appointed space. Completing this area of the ground floor is a shower room, featuring a walk-in shower, WC and washbasin.





The living room

The spacious and inviting living room, perfect for relaxing with the family or entertaining guests, has been designed to maximize the sense of space. Large windows and French doors opening to the garden create a seamless connection to the terrace, while high ceilings and neutral tones further enhance the room's light and airy atmosphere.





The sitting room

This versatile reception room offers a bright and inviting space, perfect for use as a family room, music room, or additional sitting area. Large windows and French doors fill the room with natural light and provide direct access to the garden.



The study

This well-appointed downstairs study is an ideal space for a home office or a quiet reading room. Enhanced by extensive built-in shelving, and two windows that provide ample natural light, the room is both a practical and pleasant space from which to work or simply relax with a good book.



The hallway

The bright and spacious hallway provides a warm welcome to this fabulous family home, offering access to the extensive ground floor accommodation and to the first floor via a staircase. A conveniently located, well-appointed downstairs WC and built-in storage add functionality and practicality to this inviting space.





The first floor landing

The bright and generously sized landing, with room to accommodate occasional furniture, provides access to the first-floor accommodation. A staircase leads up to bedrooms five and six on the second floor.



Bedroom one

This spacious double bedroom suite benefits from abundant natural light streaming through multiple windows, creating a bright and welcoming atmosphere. The serene environment, coupled with ample space, offers a comfortable and restful setting, making it an ideal sanctuary within this beautiful family home. The adjoining en suite shower room ensures privacy and convenience, featuring a walk-in shower, WC, washbasin, and heated towel rail.

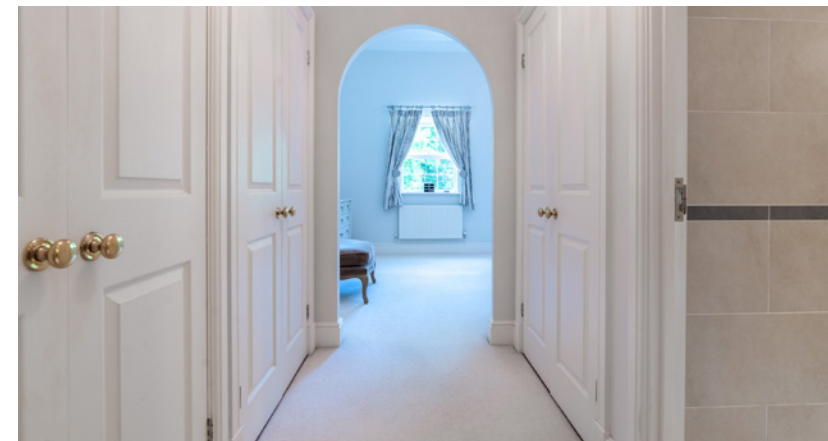






Bedroom two

This spacious double bedroom has been thoughtfully designed to ensure the perfect blend of comfort and practicality. It includes a dedicated dressing area and its own private en suite, complete with a bath, walk-in shower, WC, and Jack & Jill washbasins, making this bedroom suite the epitome of luxury and convenience.





Bedroom two en suite bathroom

En suites with both a bath and a shower are rare to find, but this beautifully appointed high-end bathroom, boasts Villeroy & Boch fixtures and fittings, and features both.





Bedroom three

Bedroom three is a bright and spacious double room with large windows that flood the room with natural light. The generous size and well-thought-out layout provide ample space for a double bed and additional freestanding furniture, allowing children to use the room not only as a bedroom but also for studying and playing.



Bedroom four

This fourth, well-proportioned bedroom features a large window that fills the room with natural light. The layout offers flexibility for multiple uses, including as a guest room, home office or hobby room.



The family bathroom

This first-floor family bathroom is bright and functional, featuring a large, obscure glazed window, a bath, a separate shower, and modern fixtures and fittings that provide both convenience, comfort and style.





The second floor landing

From the first floor, a staircase leads to the property's second floor, where bedrooms five and six are located. The spacious second-floor landing offers ample built-in storage space and a cosy area for a desk or reading nook with views overlooking the stunning gardens.





Bedroom five

Bedroom five is a spacious double bedroom that blends contemporary design with functionality. A unique Velux window, which converts into a balcony, floods the room with natural light and offers a distinctive outdoor area. The well-proportioned room also features an adjoining en suite shower room equipped with a shower, WC and a washbasin.





Bedroom six

This sixth and final bedroom is another generously sized double room, offering ample space to comfortably fit a double bed and additional freestanding bedroom furniture.



The terrace

The expansive terrace areas provide a perfect blend of functionality and elegance, ideal for informal outdoor entertaining, al fresco dining and relaxation. These spaces seamlessly integrate with the mature landscaping surrounding the property, offering privacy and a serene environment to unwind and relax.







The swimming pool

This glorious, heated pool features a PoolLock safety cover and stands out as a prominent feature of this beautiful family home. Surrounded by stylish landscaping and architectural features that offer both privacy and shelter, it provides a unique and luxurious space to create lasting happy memories with the family or enjoy quiet moments alone.



The gardens & grounds

Designed by Jonathan Siarl and created by Rune Landscape Design, the beautiful gardens that accompany this stunning property are a testament to exceptional landscape artistry. Meticulously maintained, the gardens include formal lawns with secluded seating areas, an area of mature woodland and some beautifully designed raised beds that provide fresh fruit and veg for the kitchen.





Raised vegetable beds provide the opportunity for home-grown produce, blending functionality with aesthetic appeal. The thoughtful garden design successfully combines a mix of open spaces and intimate landscaped corners, enhanced by the natural beauty of the surroundings and greatly adding to the property's overall charm. The grounds, once part of RAF Defford during WWII, feature a unique historical element: the remains of a blast shelter now form the base for a raised decking area with stunning views across the garden and woodland.





The woodland garden

Extending to approximately one acre, the mature woodland serves as both a haven for wildlife and a tranquil, serene extension of the garden, offering a beautiful retreat in which to relax and reconnect with nature.





The Granary

Situated on the fringes of the idyllic rural village of Besford, Barley House is one of four prestigious properties that share this very exclusive and beautifully designed rural development.



Location

The property is nestled in the picturesque and tranquil heart of rural Worcestershire, one mile from the National Trust property, Croome Court.

The local area is renowned for its beautiful countryside, historic buildings, and strong community spirit. Residents can enjoy scenic walks, cycling routes, and a variety of outdoor activities amidst the peaceful surroundings.

The location is ideal for families, benefiting from proximity to several highly regarded local schools. Both primary and secondary schools in the area are noted for their excellent academic performance and supportive environments. This access to quality education, including the renowned schools of King's and RGS Worcester, coupled with the rural setting, makes it a highly desirable location for families seeking both peaceful tranquillity and convenient amenities.

Transport links are excellent, with easy access to major roads such as the M5 and A38, providing convenient travel to nearby cities like Worcester, Birmingham and Gloucester. The close proximity to Worcestershire Parkway station ensures regular train services, with journey times of around 30 minutes to Birmingham and approximately 2 hours to London, greatly enhancing the area's connectivity.

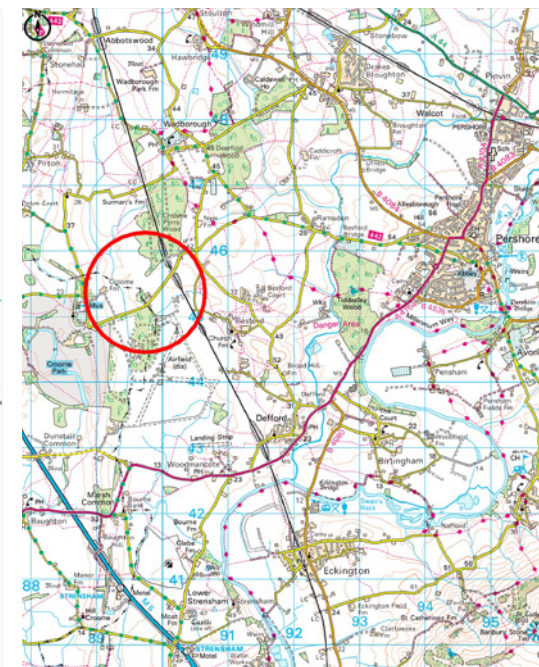
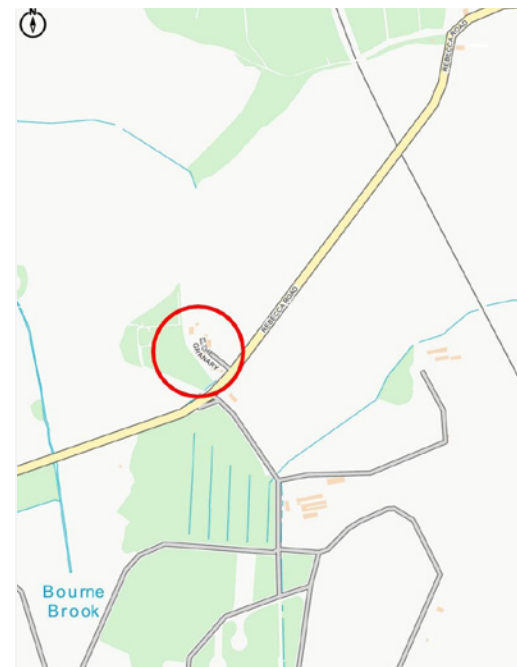
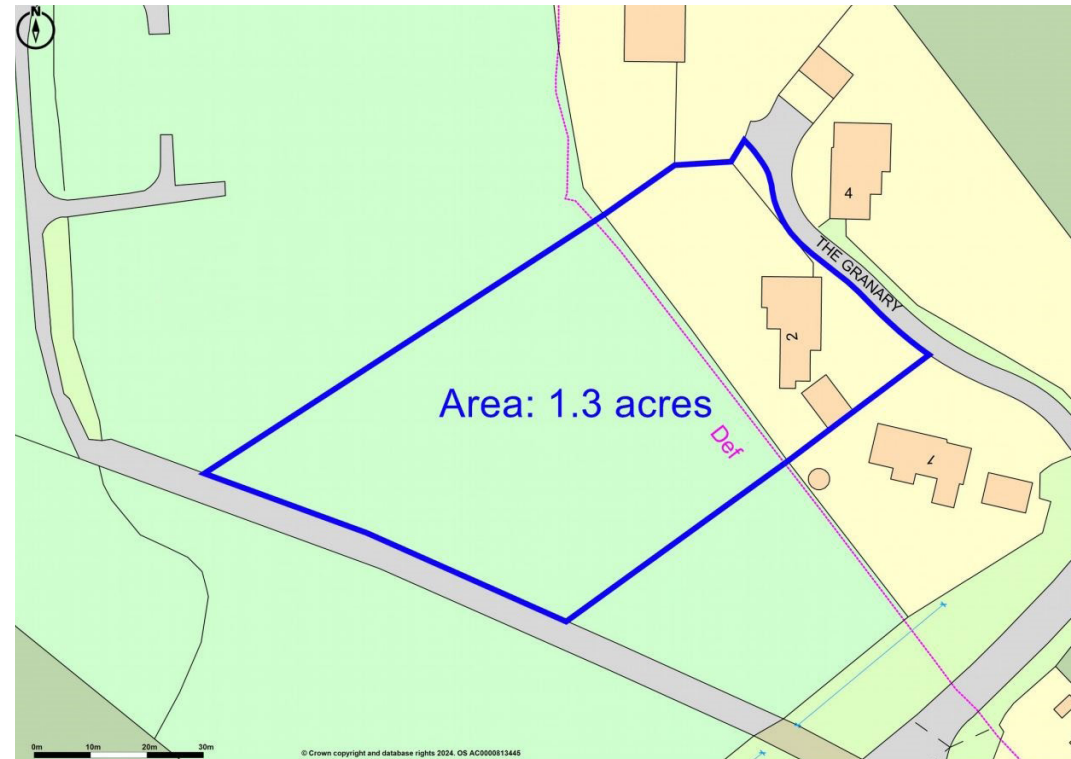
Services

The property benefits from oil central heating, mains electricity, mains water and a sewage plant shared by four properties.

There is also Ultrafast wired broadband to the premises with speeds of up to 1,000 Mbps.

Council Tax

The Council Tax banding for this property is **Band G**



Barley House, Besford, Worcestershire, WR8 9BY

Approximate Gross Internal Area = 3,225 sq ft / 299.6 sq m

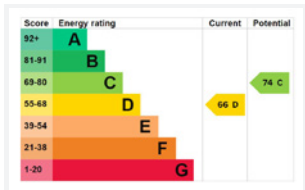
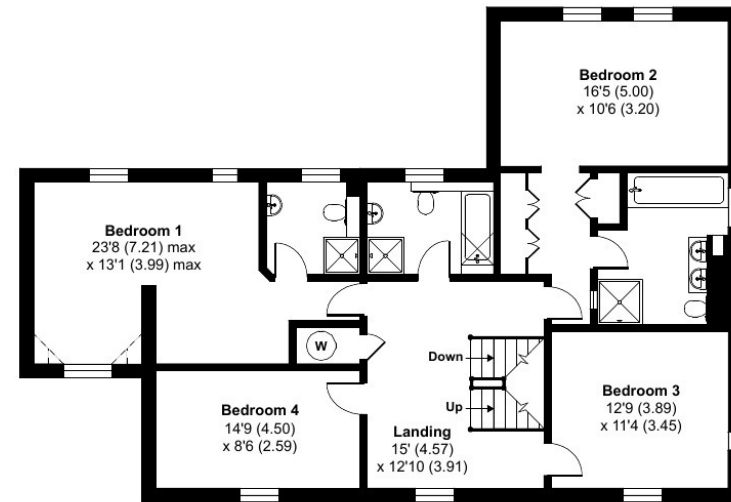
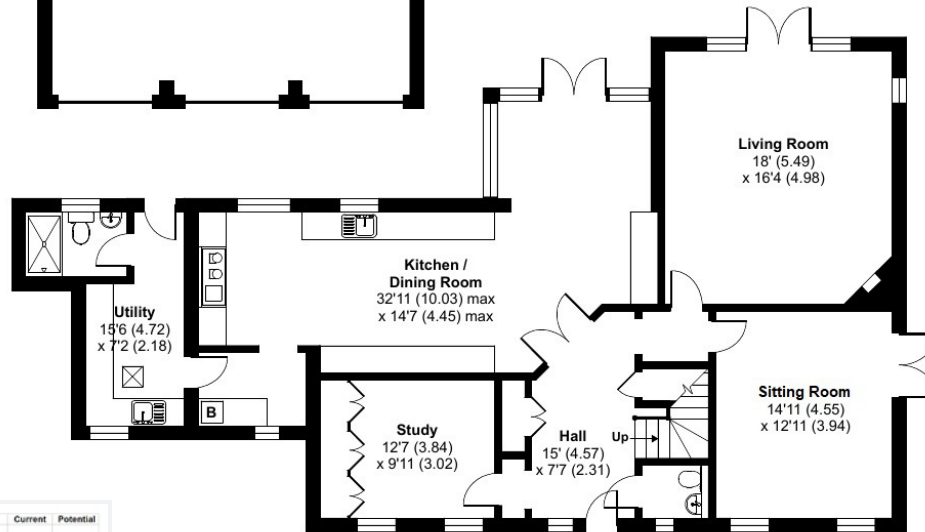
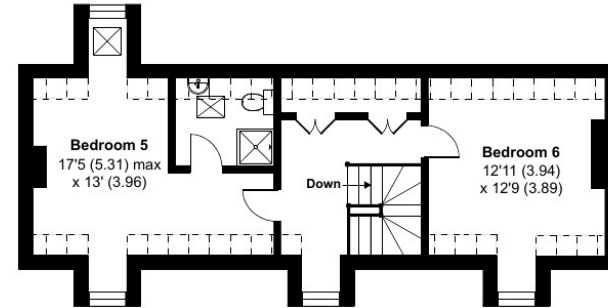
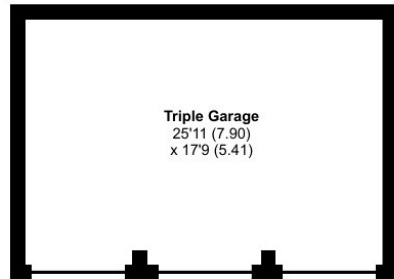
Limited use areas = 63 sq ft / 5.8 sq m

Garage = 463 sq ft / 43 sq m

Total = 3,751 sq ft / 348.5 sq m



Denotes restricted head height



This plan is for guidance only and must not be relied upon as a statement of fact



DISCLAIMER: 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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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