

Andrew Grant
PRESTIGE & COUNTRY



Brickbarns Farm House

Egdon WR7 4QR



Brickbarns Farm House

Evesham Road, Egdon, worcester, WR7 4QR

5 Bedrooms 4 Bathrooms 3 Receptions 1.1 Acres*

**2 acre paddock available via separate negotiation*

“Discover the timeless elegance of this wonderful Georgian farmhouse with stunning views of the Malvern Hills...”

Scott Richardson Brown CEO



- Available with no onward chain, this stunning farmhouse boasts over 3,500 sq ft of expansive living accommodation, providing ample space for a growing family.
- Five large double bedrooms spread over two floors, with four benefitting from their own sleek ensuite, for added luxury.
- At the heart of the home, a generously sized kitchen is equipped with top-of-the-range appliances.
- Enjoy an over an acre of beautifully manicured gardens featuring a sizeable pond, patio, soft bedding areas and the stunning backdrop of the magnificent Malvern Hills.
- Benefit from a private, gated driveway which leads to an impressive triple garage and ample off-road parking for multiple vehicles.
- Opportunity to purchase a two acre paddock (available via separate negotiation).

Freehold, 3590 sq ft / 333.5 sq m



The kitchen

The expansive kitchen is a culinary enthusiast's dream, boasting elegant granite countertops, shaker-style cupboards and ample space for a large dining table, embodying the essence of a quintessential country kitchen.





This space also features a premium electric AGA stove, a built-in fridge freezer and charming stone flooring, seamlessly blending modern functionality with timeless charm.







The snug

Positioned adjacent to the kitchen, this open-plan family room is perfect for socializing and entertaining guests. This generous space exudes character and charm, with exposed wooden beams and terracotta coloured tiled flooring. French windows open onto the patio area, providing a seamless flow of indoor-outdoor living. Abundant natural light enhances the sense of space, making this family room a truly inviting feature of the property.



The sitting room

The triple aspect sitting room is the centrepiece of this Georgian home, featuring a large brick fireplace with a traditional bread oven and a cosy wood-burning stove. The large windows flood the space with natural light and offer stunning views of the countryside and gardens.





The dining room

The charming dining room, adjacent to the drawing room and accessible from both the kitchen and hallway, exudes warmth and character. Featuring a brick fireplace with a wood-burning stove, it creates an intimate setting ideal for gatherings and warm evenings by the fire. French doors open onto the rear garden terrace, seamlessly blending indoor and outdoor living, making it an inviting space for both entertaining and relaxing.





The utility

Conveniently located between the family room and kitchen, the utility room offers practicality and ease. It features a sink, fridge freezer, ample countertop space, a clothes dolly and a side door that opens to the garden, making it a functional and accessible space.



The hallway

Step through the double solid wooden doors into an inviting entrance hall. Bright, spacious and full of period features this space welcomes you into the rest of the property. This charming space features a convenient cloakroom with a unique glass-covered water well as a standout feature.





Bedroom one

The generous and private principal bedroom is a wonderfully elegant space. With dual-aspect windows offering stunning countryside views from the left, right and front of the property, the room is bathed in natural light, enhancing its grandeur. Ample room for bespoke furniture ensures functionality and comfort in this luxurious retreat.







Bedroom one ensuite

The principal bedroom further benefits from a generously sized Jack and Jill ensuite bathroom. Accessible from both the principal bedroom and the landing, it serves as an additional bathroom for the property. Featuring a walk-in shower cubicle, WC and washbasin, this impressive and modern bathroom exudes luxury.





Bedroom two

Located to the far left of the first-floor landing is bedroom two. Both spacious and modern in design, this bedroom features exposed wooden beams showing the property's timeless charm, as well as wonderful views towards the Malvern Hills through a large paned window. With ample space for a double bed, this bedroom provides privacy and complete comfort.



Bedroom two ensuite

Bedroom two is further enhanced by a sleek and generously sized ensuite. The standout feature is the built-in bathtub next to the window, offering unparalleled views of the surroundings. Additionally, it is equipped with a walk-in shower cubicle, WC, bidet and washbasin.



Bedroom three

Completing the first floor accommodation, bedroom three offers a well-proportioned space with a large window offering enviable and breathtaking views of the surrounding countryside and the nearby Malvern Hills. With ample room for a double bed and furniture, it would make an ideal children's bedroom or a guest room.



Bedroom four

On the second floor, bedroom four is a wonderfully spacious and bright double bedroom, complete with a separate dressing area and ensuite. It is distinguished by its vaulted ceiling and exposed wooden beams, adding a touch of traditional English charm.



Bedroom four dressing area and ensuite

The adjoining dressing area features ample bespoke built- in storage which leads into the large ensuite bathroom complete with a bath, walk-in shower, WC, bidet and wash basin.





Bedroom five and ensuite

The fifth double bedroom benefits from ample built-in wardrobe and storage space and a large adjoining ensuite bathroom. Complete with a luxurious free standing, roll top bath, bidet, WC, wash basin and further built-in storage in the eaves.





The triple garage

At the front of the property is an expansive triple garage to store multiple vehicles securely. Above the garage, a fully boarded storage space offers potential for a home office or conversion to ancillary accommodation, subject to planning.





The gardens and grounds

The grounds gracefully wrap around the house, with the rear garden featuring a beautiful wisteria and a paved terrace, perfect for al fresco dining while enjoying views of the Malvern Hills. The expansive rear lawned garden includes an enclosed wildlife pond and is dotted with mature trees and shrubs, creating a serene and picturesque setting.

A two acre paddock is available via separate negotiation.





Location

Egdon is a quaint village nestled in the picturesque Worcestershire countryside. Surrounded by lush green fields and rolling hills, it offers a serene and peaceful environment ideal for those looking to escape the hustle and bustle of city life. The village's charm is further enhanced by its traditional cottages and scenic landscapes, making it a perfect retreat for nature lovers.

Despite its rural setting, Egdon is well-connected by transport links. The nearby M5 motorway provides easy access to major cities like Worcester and Birmingham, while local bus services offer convenient travel to surrounding towns. For those who prefer rail travel, the closest train station is in Worcester Parkway Station, offering regular services to Birmingham, London and other key destinations.

Egdon boasts a range of local amenities to cater to residents' needs. The village features a cosy pub, a community hall and a small convenience store. Additionally, the nearby City of Worcester offers a wider array of shopping, dining, and recreational options, including schools, healthcare facilities and leisure centres, ensuring that residents have access to all necessary services.

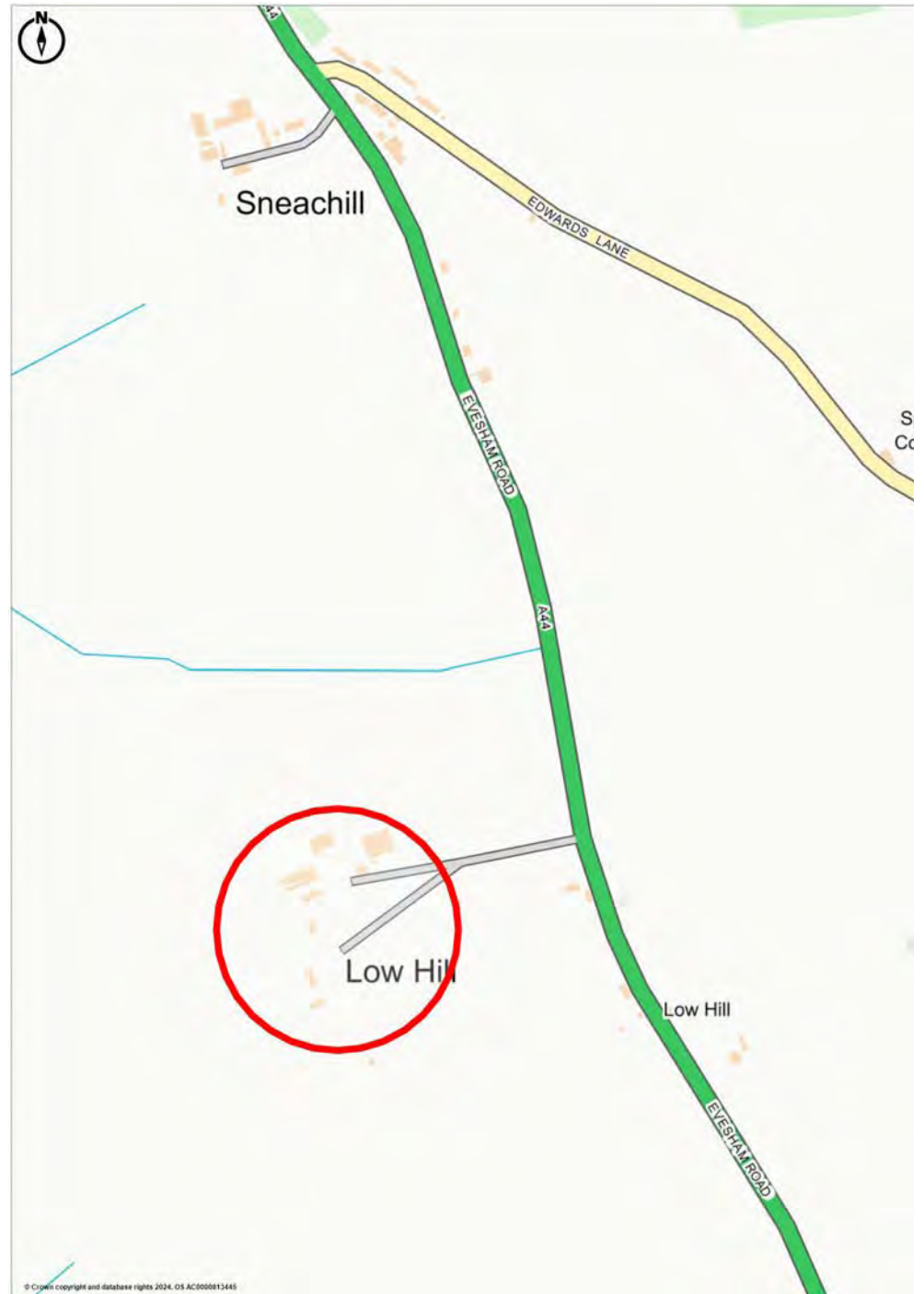
Services

The property benefits from oil fired central heating, mains electricity and water plus a septic tank.

Council Tax

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

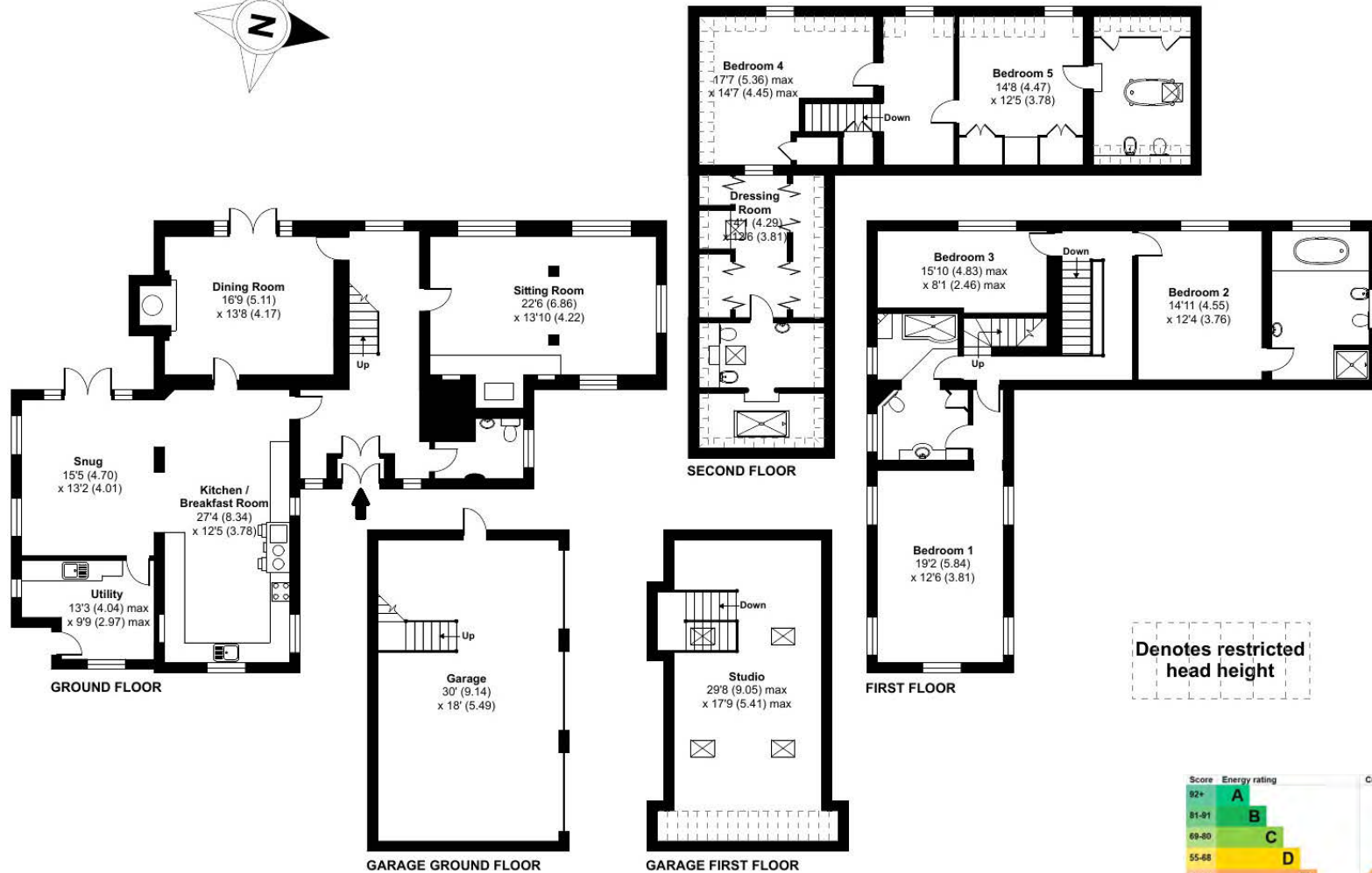




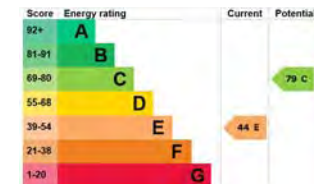
Brickbarns Farm, Evesham Road, Egdon WR7 4QR

Approximate Gross Internal Area = 3,590 sq ft / 333.5 sq m

Limited use area(s) = 242 sq ft / 22.4 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Andrew Grant. REF: 1160067



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



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