



Andrew Grant
PRESTIGE & COUNTRY

The Wain House

Harpley, WR6 6HG

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Harpley, Clifton Upon Teme, WR6 6HG

3 Bedrooms 2 Bathrooms 3 Reception Rooms

“An exceptional and character-filled barn conversion with remarkable gardens and a rich sense of heritage, nestled in the idyllic countryside of the Teme Valley...”

Scott Richardson Brown CEO

- A distinguished three-bedroom period barn conversion in a tranquil, rural setting.
- Expansive and beautifully maintained gardens with formal lawns, productive vegetable beds, pond and patio.
- Wonderful character throughout with vaulted ceilings, exposed beams and timber finishes.
- A trio of useful outbuildings including workshops, greenhouse and summer house.
- Ample private parking with a sweeping gravel driveway and landscaped frontage.
- Idyllic location in the sought-after the Parish of Lower Sapey, near to the equally beautiful Clifton Upon Teme, surrounded by unspoilt countryside.
- A rare opportunity to own a piece of Worcestershire's agricultural legacy.

1898 sq ft (176.2 sq m)





Nestled in the peaceful hamlet of Harpley, a hidden gem within the rolling Teme Valley, The Wain House boasts over 1500 square feet of beautifully presented living space, steeped in history and craftsmanship.

Once part of the working barns on Tudor House Farm, this thoughtfully converted home forms part of a small and exclusive group of heritage buildings, including the neighbouring Threshing Barn, which is Grade II listed. Although The Wain House itself is not listed, it shares the same traditional character, featuring red brickwork, exposed timbers and carefully preserved rural details, all combined with modern comfort and generous proportions.

The result is a residence that perfectly balances timeless countryside charm with practical living. Vaulted ceilings and original beams complement the abundance of natural light and well-considered layout, creating a home that is both inviting and tranquil, set within stunning gardens and beautiful countryside.



The living room

The main living spaces offer a perfect balance of comfort and style. The vaulted living room is a welcoming sanctuary, where double-aspect windows fill the room with natural light that dances across the exposed beams and soft, neutral tones. The space feels both cosy and spacious, ideal for quiet evenings or lively family gatherings.





The dining room

Next to the living room, the dining room enjoys views over the garden and serves as a central hub for entertaining. Featuring wooden floors and rustic textures, it is well-suited to both intimate dinners and larger gatherings. Its location provides easy access to both the kitchen and living areas, encouraging a natural flow between rooms.





The kitchen

Warm and inviting, the traditional kitchen is fitted with solid wood cabinetry and black countertops, bringing a touch of country character. The space comfortably accommodates a kitchen table or breakfast area, while a tiled splashback adds a practical finish. Garden views keep the outdoors close at hand.





The study

A quiet and comfortable space, the study is well placed for focused work or creative endeavours.



The utility & cloakroom

Located just off the kitchen, the practical utility room offers generous storage and direct access to the garden, ideal for returning from time spent in the vegetable beds or greenhouse. Completing the ground floor is a conveniently positioned cloakroom off the hall.





Bedroom one

A spacious double bedroom featuring exposed timber beams and dual-aspect windows. The neutral walls and warm timber finishes create a peaceful and elegant retreat. There is ample space for freestanding storage and a dressing area.





Bedroom one en suite

A compact yet well-appointed en suite shower room with a corner shower, basin and WC. Fully tiled with gold-finish fittings, it benefits from a Velux window that allows natural light to brighten the space. Practical and comfortable for daily use.



Bedroom two

This well-proportioned double bedroom continues the home's charming character with exposed timber beams and views over the surrounding countryside. Ideal as a guest room or family bedroom, it features built-in wardrobes and ample space for additional furniture.





Bedroom three

Offering versatility, this room is suitable as a child's bedroom, study or additional guest space. It receives good natural light and retains the warm, rustic atmosphere found throughout the property.



The family bathroom

A classic family bathroom featuring a bath, shower, pedestal basin and WC. Finished in neutral tones with a combination of tile and timber, it benefits from natural light. Exposed beams maintain the rustic charm consistent with the rest of the home.





Attic space

A generous and versatile attic space with exposed beams and timber framing. Equipped with a Velux-style window, the space enjoys natural light and is currently arranged with shelving and hanging areas. Finished with wood-effect flooring, it is easily accessible and ideal for storage or creative use.



The gardens & grounds

Outside, The Wain House reveals its true splendour. The gardens are mature, thoughtfully designed and beautifully maintained. A formal lawn leads to a pond, home to local wildlife and framed by lush planting and mature trees.





Carefully placed patios and seating areas encourage outdoor living, accompanied by the soothing sounds of birdsong and rustling leaves. Gardening enthusiasts will appreciate the well-organised vegetable beds, fruit trees and traditional greenhouse, all ideal for growing seasonal produce.







The summer house

A charming timber summer house provides a peaceful retreat with an electric stove, vaulted ceiling and skylights, perfect for enjoying the garden throughout the year.





The workshops

The workshops, discreetly positioned to one side, offer generous space for gardening, hobbies or creative projects, complete with power supply and thoughtful layout.





The utility building

This spacious utility room, located in a separate outhouse, offers excellent additional storage and functionality. Fitted with wooden cabinetry and a generous worktop, it includes electricity and space for a tumble dryer, along with extra under-counter and tall appliance capacity. The room is well-organised with coat hooks and shelving, ideal for outdoor gear, and benefits from a durable wood-effect floor and overhead lighting, making it a practical and versatile space.



The driveway

The property is approached via a gravel driveway, bordered by mature hedges and trees, offering parking for several vehicles and setting the tone for the characterful home beyond.



The Wain House, Harpley, Clifton Upon Teme, Worcester, WR6

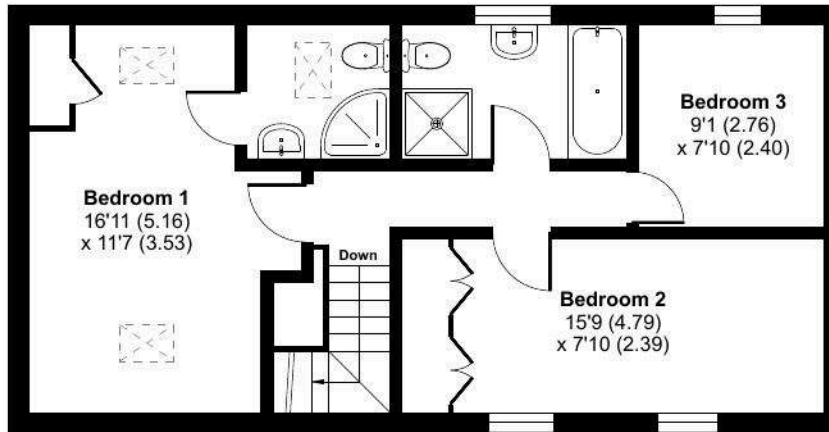
Approximate Area = 1275 sq ft / 118.4 sq m

Outbuildings = 623 sq ft / 57.8 sq m

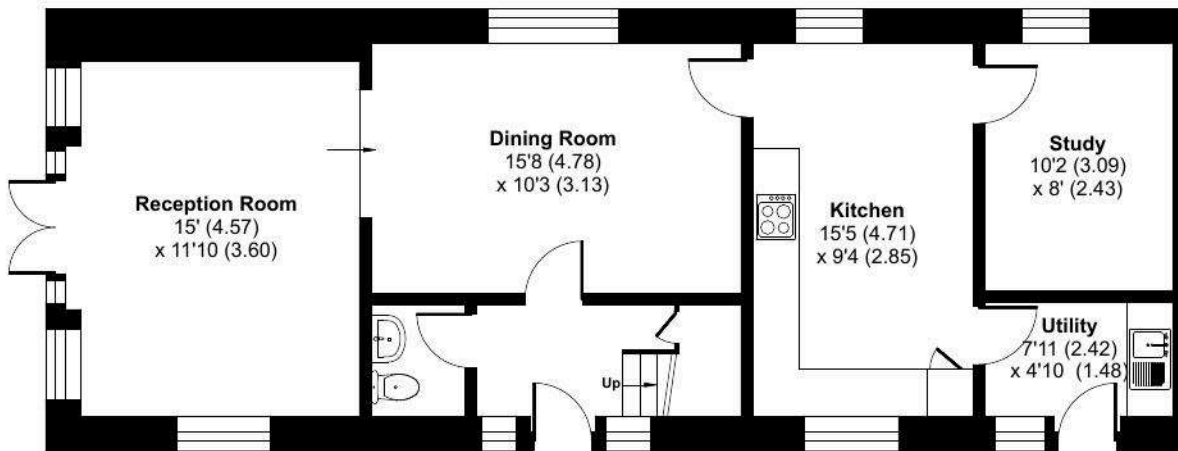
Total = 1898 sq ft / 176.2 sq m

For identification only - Not to scale

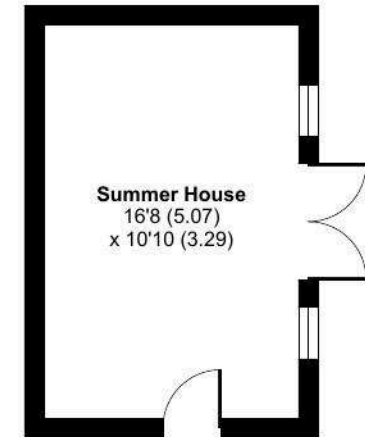
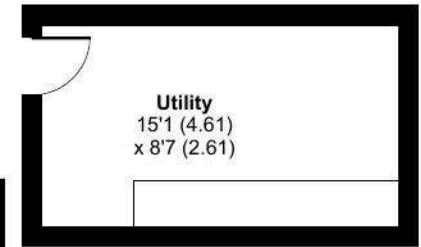
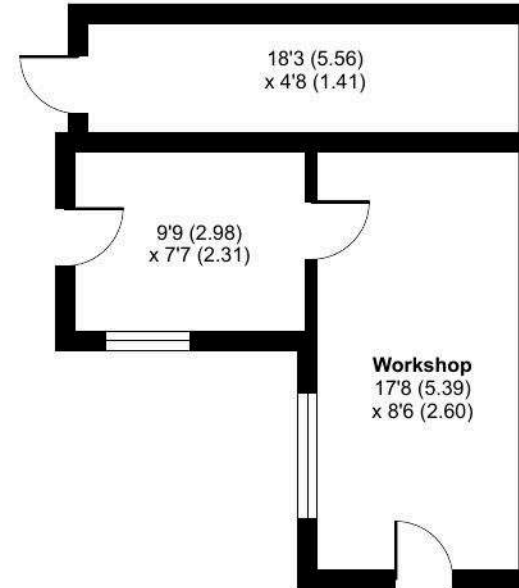
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



FIRST FLOOR



GROUND FLOOR



Location

Harpley is a peaceful rural hamlet, part of the Lower Sapey parish, renowned for its rolling landscapes, ancient footpaths and quintessential English charm. Life here is defined by fresh air, green fields and a deep sense of community.

Nearby Clifton upon Teme (just two miles away) offers essential village amenities including a shop, post office, reputable primary school, two welcoming pubs and an active village hall. Secondary schooling is well-regarded, with The Chantry School in Martley within easy reach.

Although the area feels blissfully removed, transport links remain accessible, with Worcester and Malvern both within reach for rail and road connections to Birmingham, Hereford and London.

Services

This property benefits from mains electricity and water. It has oil fuelled central heating, a septic tank and access to super fast broadband.

Council Tax

This property is council tax **band F**





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