

Andrew Grant
PRESTIGE & COUNTRY



Glebe Barn
Pinvin, WR10 2DX



Glebe Barn

Worcester Road, Pinvin, WR10 2DX

6 Bedrooms 3 Bathrooms 3 Reception Rooms

“A beautifully converted barn in a peaceful rural setting with a highly successful holiday let annexe, generous living space and modern updates, set in a rural location close to Pershore and countryside walks....”

Scott Richardson Brown CEO



- Spacious four-bedroom barn conversion offering flexible living space and income potential.
- Modernised throughout while retaining original features from its agricultural heritage.
- Courtyard garden with space for seating and planting.
- Ample off-road parking and a double garage.
- Desirable village setting with strong transport links and nearby market town.
- Adaptable layout ideal for family living or multi-generational use.



A modern kitchen with white cabinetry and a brick backsplash. A large stainless steel oven with two doors is the central feature. To the left, a wooden bread box sits on the counter. To the right, a microwave is visible. The floor is made of dark stone tiles.



The dining room

The dining room offers a light-filled setting ideal for hosting and everyday family use. A full-height glazed wall with French doors provides direct access to the patio and walled garden, encouraging an easy indoor-outdoor connection. The open plan layout links directly to the kitchen, creating a practical and sociable space for mealtimes and gatherings.





The living room

The living room offers a welcoming space with a central fireplace and exposed brickwork surrounding the log burner. Double doors open to the courtyard, and multiple windows bring in natural light. Its proportions support flexible layouts for everyday living or entertaining. The position at the rear of the property adds a sense of privacy and quiet.





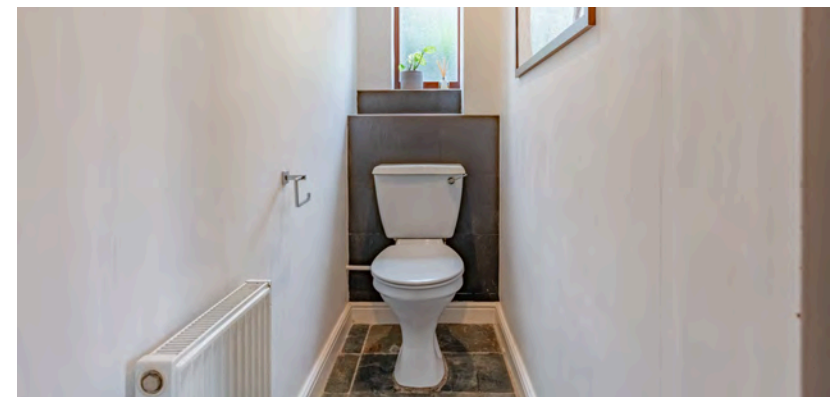
The utility room

The utility room provides a functional and well-organised space, ideal for handling household tasks away from the main living areas. Fitted with work surfaces, cabinetry and a stainless steel sink, it supports practical use for laundry and storage. A door offers direct access to the outside, making it particularly convenient for daily routines and busy family life.



The hallway and cloakroom

The entrance hallway sets a welcoming tone with its practical tiled flooring and central staircase, providing direct access to the main living spaces. A useful cloakroom is tucked just off the hallway and includes a wash basin and WC, ideal for guests and everyday convenience. Natural light from the window adds to the sense of comfort and functionality.





The principal bedroom

Positioned at the far end of the first floor, the principal bedroom offers a peaceful retreat with elevated countryside views through three deep-set windows. The room features exposed timbers and a vaulted ceiling, creating a bright and characterful setting. Built-in storage lines the inner wall, maximising practicality without encroaching on floor space. A door leads to a private en suite, forming a self-contained suite that brings both convenience and privacy.







The principal en suite

The principal en suite serves the master bedroom and features a thoughtful layout with a skylight that brings in natural light. It includes a tiled bath with overhead shower, a heated towel rail and a modern glass basin set on a stone surface with exposed timber framing. Neutral tones and clean lines complement the traditional beams, creating a refined and functional space.





The second bedroom

The second bedroom is set at the rear of the house, accessed from the main landing. A row of windows draws in light while offering a pleasant outlook across the courtyard. Timber beams and vaulted ceilings add character, while the generous proportions allow for a range of bedroom layouts. Its position adjacent to the main bathroom and close to the principal suite makes it an ideal family or guest room.





The third bedroom

Positioned between the master and second bedrooms, this well-proportioned room benefits from a peaceful rear aspect. Exposed beams overhead add character, while a tall ceiling enhances the sense of space. The outlook over the courtyard and gardens invites natural light and calm. With direct access from the landing, the room functions well for various arrangements and is an ideal space for rest or work.





The fourth bedroom

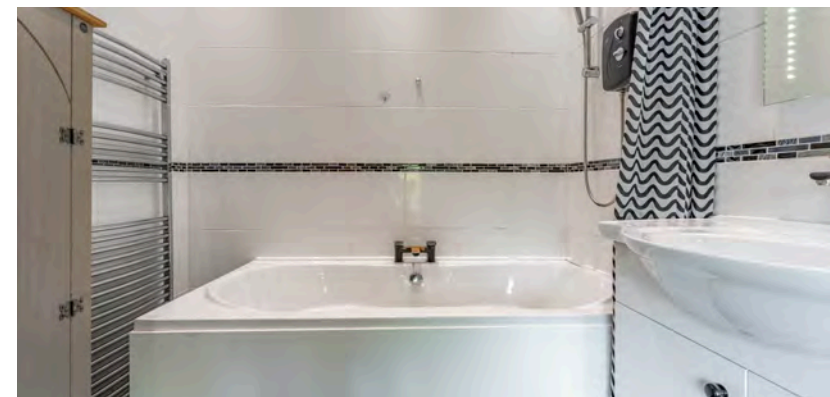
The fourth bedroom features exposed beams and a sloping ceiling, creating a distinctive space with countryside views through the front-facing window. Currently arranged as a home office, the room offers flexibility for various uses such as a study, reading area or additional bedroom. Its location provides a quiet setting away from the main living areas, making it a practical and peaceful part of the home.





The family bathroom

The family bathroom is located on the first floor and includes a full-size bath with overhead shower, WC and vanity unit with integrated basin and mirrored cabinet. Finished in white tiling with a contrasting mosaic trim, the space feels fresh and bright. Recessed ceiling lighting and a heated towel rail add comfort and function, making it well-suited for everyday use.





The courtyard

Located to the rear of the property, the courtyard offers an inviting outdoor space enclosed by characterful brick walls. Finished with attractive stone paving, this private area provides the perfect setting for relaxing, dining or entertaining. With planting beds and easy access from the kitchen dining room, it adds a practical and appealing extension of the indoor living space.







The annexe

Accessed via a private entrance, the annexe is arranged above and either side of the double garage, and offers a fully self-contained living space. Its elevated position provides a sense of privacy, making it an excellent option for guest accommodation or multi-generational use. Currently used as an Airbnb, the annexe has a strong track record of bookings and provides a substantial additional income stream.



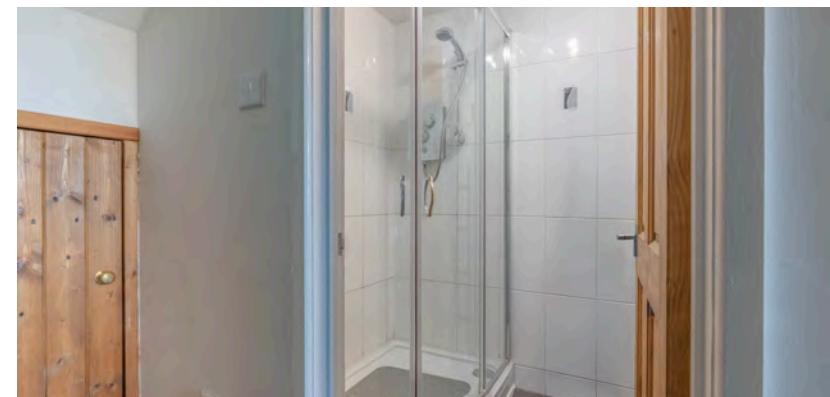
The kitchen and shower room

The ground floor of the annexe features a practical kitchen and dining area, ideal for independent living or guest accommodation. Fitted with modern units, integrated appliances and useful worktop space, the kitchen is designed for convenience. Adjacent to this, the dining area provides a comfortable setting for everyday meals and leads directly out to the driveway through a private entrance.





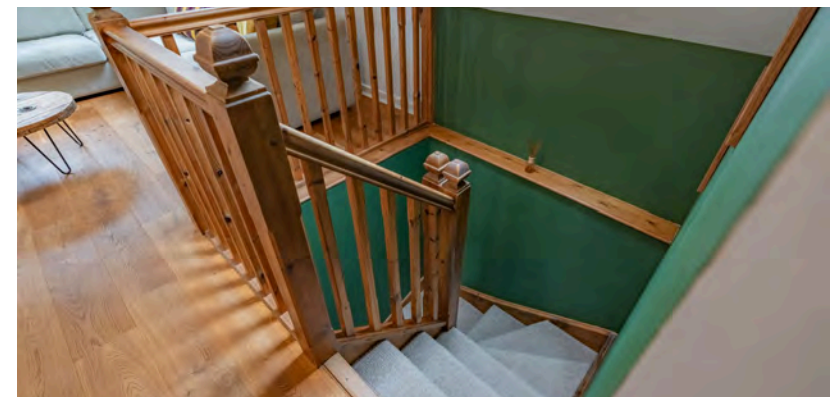
To the rear, a fully tiled shower room includes a corner enclosure with electric shower, providing a self-contained and functional space. This thoughtful layout makes the annexe suitable for visitors, multi-generational living or rental use.





The landing

Bright and welcoming, the annexe landing acts as the central hub of the upper level. Flooded with natural light from a Velux and front-facing window, it features warm wood flooring and clean lines throughout. The landing provides direct access to all principal rooms, including the lounge, master bedroom and the bathroom ensuring an easy and practical layout.





The lounge

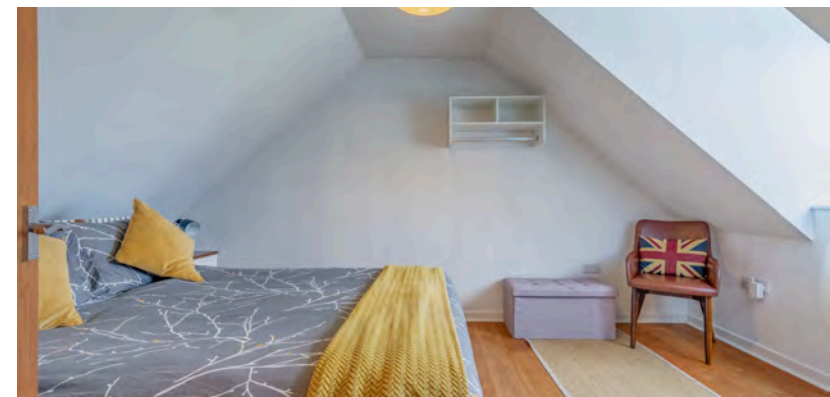
A cosy and characterful space tucked beneath sloping ceilings, the lounge in the annexe is the perfect retreat. Featuring a comfortable corner sofa, tasteful decor, and multiple windows including a Velux roof light, the room is flooded with natural light. With wood floors underfoot and clever use of space, it's ideal for relaxing, reading, or unwinding with a film.





The primary bedroom

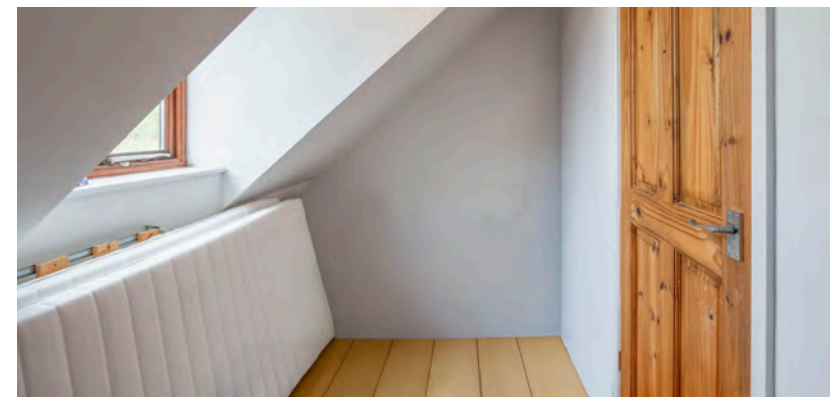
The annexe primary bedroom sits beneath a pitched ceiling with exposed angles that add character and charm. A roof window and side-facing window allow in natural light, creating a bright and peaceful setting. Wood flooring contributes to the warm and restful feel of the space, which is well-proportioned and offers views across the surrounding grounds.





The second bedroom

The second bedroom within the annexe offers a compact yet practical space, currently utilised for storage but adaptable as a guest bedroom, study, or dressing room. A charming dormer window brings in natural light, while sloped ceilings add character to the room. Though modest in size, the room presents great potential with its timber flooring and quiet positioning within the annexe.





The bathroom

Cleverly designed to maximise space beneath the eaves, the annexe bathroom features a clean and functional layout. Fitted with a white pedestal basin, WC and wall-mounted mirror, the room maintains a minimalist style while offering all essential amenities. Its location off the landing makes it easily accessible from both bedrooms and the living area.



The double garage

Following the Annexe, the property also benefits from a generous garage space, providing secure and practical storage. The garage is ideal for housing vehicles, tools, or outdoor equipment and could offer potential for workshop use or further conversion (subject to planning). With easy access from the front driveway, it adds valuable functionality to the overall layout of the home.



The driveway and parking

Approached via a gated entrance, the expansive gravel driveway provides excellent off-road parking and leads directly to the garage and annexe. Flanked by mature hedging and bordered by a lawned area, it creates an inviting arrival point for residents and guests alike, offering practical space and ease of access.



Location

Glebe Barn enjoys an accessible rural location just a short drive from the historic market town of Pershore. The village itself offers a primary school, village hall and good community links.

Pershore provides an excellent range of facilities including supermarkets, independent shops, pubs and restaurants. The town also offers a mainline railway station with direct links to Worcester, Oxford and London Paddington. For commuters, the property is well-placed with convenient road links to the M5 motorway, Worcester and Evesham.

The area is surrounded by open countryside and lies close to the Malvern Hills, offering scenic walks and outdoor activities. The nearby River Avon also adds to the appeal for nature lovers and those seeking a tranquil lifestyle within reach of urban amenities.

Services

The property benefits from mains electricity and water. Central heating is provided by Liquid Propane Gas and drainage is supplied via a private septic tank.

Council Tax

The Council Tax for this property is Band E





