

Andrew Grant
PRESTIGE & COUNTRY



The Hayloft

Deerfold Court, Besford Road, Worcester, WR8 9AN



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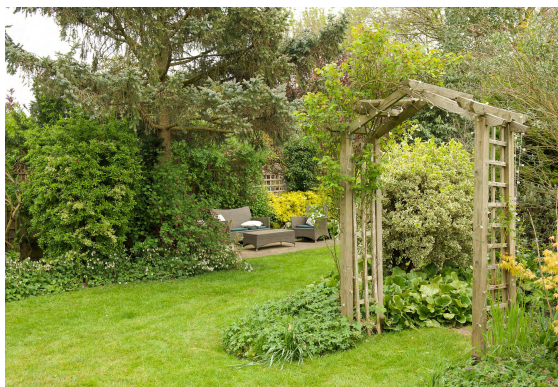
Deerfold Court, Besford Road, Worcester, WR8 9AN

4 Bedrooms 2 Bathrooms 2 Reception Rooms

“A spacious and characterful barn conversion set in a peaceful rural setting with stunning views, within easy reach of Worcester...”

Scott Richardson Brown CEO

- Superb attached barn conversion full of character with beams and trusses throughout.
- Flexible layout with four bedrooms, two reception rooms and a home office.
- Principal suite with dressing room and en suite.
- Impressive first floor living room with vaulted ceiling and log burner.
- Stylish kitchen with island, range cooker and access to the south-facing garden.
- Private garden with countryside views, two patio areas and garden shed.
- Integral garage with rear storeroom and private driveway parking.
- Quiet setting in an exclusive barn development close to local amenities and Worcester Parkway station.



2029 sq ft (188 sq m)



The entrance

The front door opens to a generous hallway with central staircase featuring a wooden handrail and glass balustrade. Traditional beams combine with modern touches to create a welcoming heart to the home, with ceiling spotlights enhancing the light and airy feel.







The kitchen/breakfast room

Well appointed with shaker-style units, a central island and generous cupboard space, the kitchen is both stylish and highly functional. A range-style cooker is set beneath a brushed chrome splash-back and matching hood, while quartz worktops and ceramic tiled flooring add a refined and durable finish. The inset sink and mixer tap are set into the work surface, and there is ample space for a large fridge freezer.





A log burner provides a warm focal point and bi-fold doors open onto the patio and south-facing garden, creating a bright and inviting atmosphere. Positioned conveniently next to the kitchen, the utility room offers excellent practicality with matching units, tiled flooring and a worktop with inset sink. There is space and plumbing for a washing machine and dryer, and a stable-style door provides access to the parking area. The Vaillant boiler is neatly housed within the layout, making this a well-designed and efficient space for daily use.





The living room

This striking first floor living room captures the essence of The Hayloft's charm, with vaulted ceilings, exposed trusses and a bright, open layout. Dual aspect windows fill the space with natural light, while the galleried landing enhances the feeling of space. A substantial wood-burning stove set on a stone hearth forms a cosy focal point. The room also benefits from air conditioning that can both heat and cool, ensuring year-round comfort.





The sitting/dining room

This characterful room is full of charm, featuring ceiling beams and spotlights that add both warmth and practicality to the space. It offers a versatile layout suitable for either a sitting or dining room. Two windows provide natural light, while a fitted shelving unit to one wall offers a useful space for placing a television or display items. The overall atmosphere is inviting, blending traditional features with modern touches.





The landing

The first-floor galleried landing is spacious and mirrors the entrance hallway in both size and proportions. It provides a central connection to the upstairs accommodation and creates an immediate sense of space. From here, there is an opening through to the large first floor living room, along with access to bedroom two and the dressing room, which in turn leads through to the principal bedroom suite.





The principal bedroom

The principal bedroom is a generous and beautifully designed space, showcasing the full charm of the original barn structure with exposed beams and trusses adding warmth and authenticity. Natural light pours in through twin Velux windows and a striking picture window, which frames peaceful views of the garden and beyond, complemented by a bespoke fitted seat and built-in wardrobes. An air conditioning unit provides both hot and cold air for added comfort.





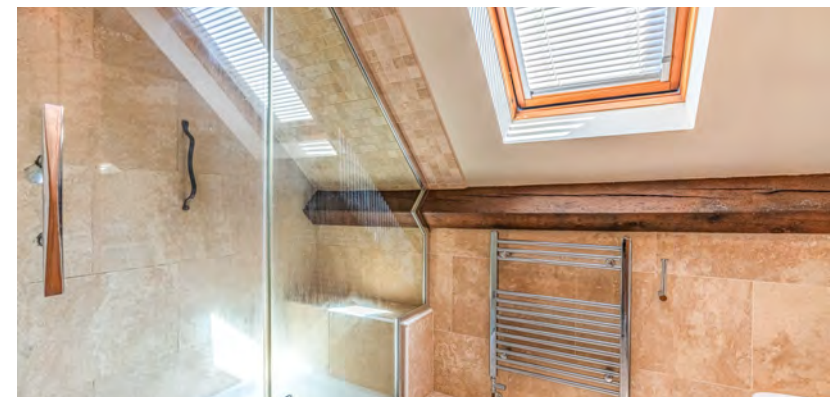
The layout is well balanced, offering room for additional seating or furnishings and the vaulted ceiling enhances the sense of light and volume. Connecting through from the landing to the principal suite, the dressing room is both functional and thoughtfully arranged. Open wardrobe rails are set into a timber frame that reflects the barn's character, with ample space for clothes and accessories. A loft hatch is discreetly positioned to the end of the room, offering additional storage when needed.





The principal en suite

The en-suite is finished in a contemporary style, with tiling to the walls, flooring and splashback areas. It features a low-level WC, a wash basin set atop a worktop with a vanity unit beneath and a large shower enclosure fitted with a rainfall showerhead. A rustic beam along the wall adds a nod to the property's character, while a Velux window brings in natural light. A chrome tiled radiator completes the room with a sleek, modern touch.





The second bedroom

A characterful double bedroom, offering a warm and welcoming atmosphere. Exposed trusses add a distinctive touch, continuing the charm found throughout the first floor. A window provides lovely views, making this an ideal space for guests or family.



The third bedroom

The third bedroom is the slightly larger of the two ground floor bedrooms, positioned to the rear of the property, it enjoys a peaceful outlook through two windows that allow for plenty of natural light. The room features characterful beams and modern spotlights to the ceiling, complemented by a lovely neutral décor that adds to the calm and versatile atmosphere of the space.



The fourth bedroom

The fourth bedroom features two windows to the rear, allowing for a good level of natural light. Character beams and ceiling spotlights mirror the features found in the neighbouring bedroom, while the neutral décor ensures the room feels calm and adaptable to a variety of uses.



The bathroom

This exceptionally spacious ground-floor bathroom is finished to a high standard. It features a stylish washbasin set atop a wooden vanity unit, low-level WC and a jacuzzi-style bath with shower attachment, set within coordinating tiling. A large walk-in shower includes both a rainfall and handheld showerhead. There are two obscure glazed windows, a distinctive chrome radiator and an exposed beam that adds rustic charm. Traditional doors open to a generous storage cupboard.





The office

The office is a generously sized and quietly positioned room, ideal for those working from home or in need of a dedicated study space. It benefits from two windows to the front, offering good natural light and is fitted with built-in desks to both sides, providing ample workspace without compromising on floor area. Spotlights to the ceiling add a modern touch and the overall layout creates a practical and well-balanced environment for productivity.

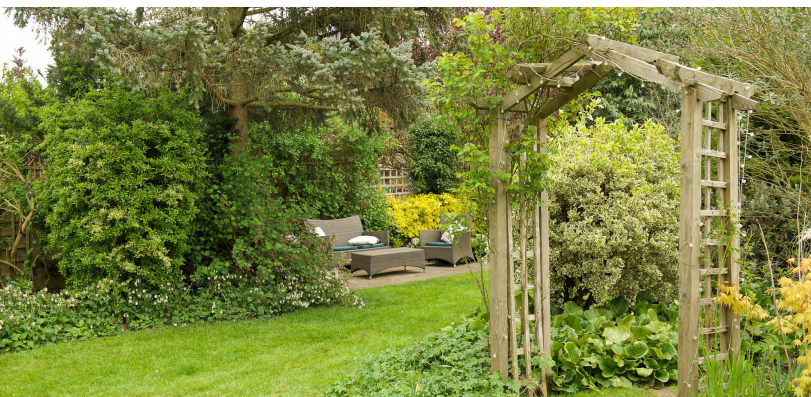




The garden

The south-facing garden is a highlight of the property, enjoying sun throughout the day and offering a wonderful outdoor space. Immediately to the rear is a patio area, conveniently accessed from the kitchen, perfect for alfresco dining. Raised beds with an opening leading through to a generous lawned garden. The space enjoys stunning views across the adjoining paddocks and is beautifully planted with a range of mature trees, flowering shrubs and seasonal plants.





A wooden archway frames the view and draws you down the garden, where a second patio area can be found to the side, an ideal spot to unwind in privacy. Just beyond this, neatly tucked away behind a hedge, is a useful garden shed. This private garden is a superb outdoor space for those who enjoy nature, tranquillity and time outside.





The driveway and parking

Accessed via a shared driveway, the Hayloft enjoys its own private gravel parking area to the front, providing ample space for multiple vehicles. The garage is accessed via an automatic up-and-over door, offering space for further parking or storage. To the rear of the garage is a separate storeroom, fitted with built-in shelving and ideal for storing tools, garden equipment or household items. This storeroom also provides internal access into the property, adding a practical benefit to the layout.



Location

The Hayloft is set within Deerfold Court, a small and exclusive development located off Besford Road, enjoying a peaceful semi-rural position just outside Worcester. The location offers the best of both worlds — a tranquil countryside setting with convenient access to the city and surrounding villages. The local pub, The Masons Arms (Wadborough), is a 20-minute walk via a public footpath through the woods.

Worcester itself is a historic and well-connected cathedral city, offering a wide range of amenities including high street shops, independent boutiques, cafés, restaurants and cultural attractions such as The Hive library, Worcester Cathedral and the Racecourse. The city is also home to a number of well-regarded schools across both the state and independent sectors, including The Royal Grammar School and King's School.

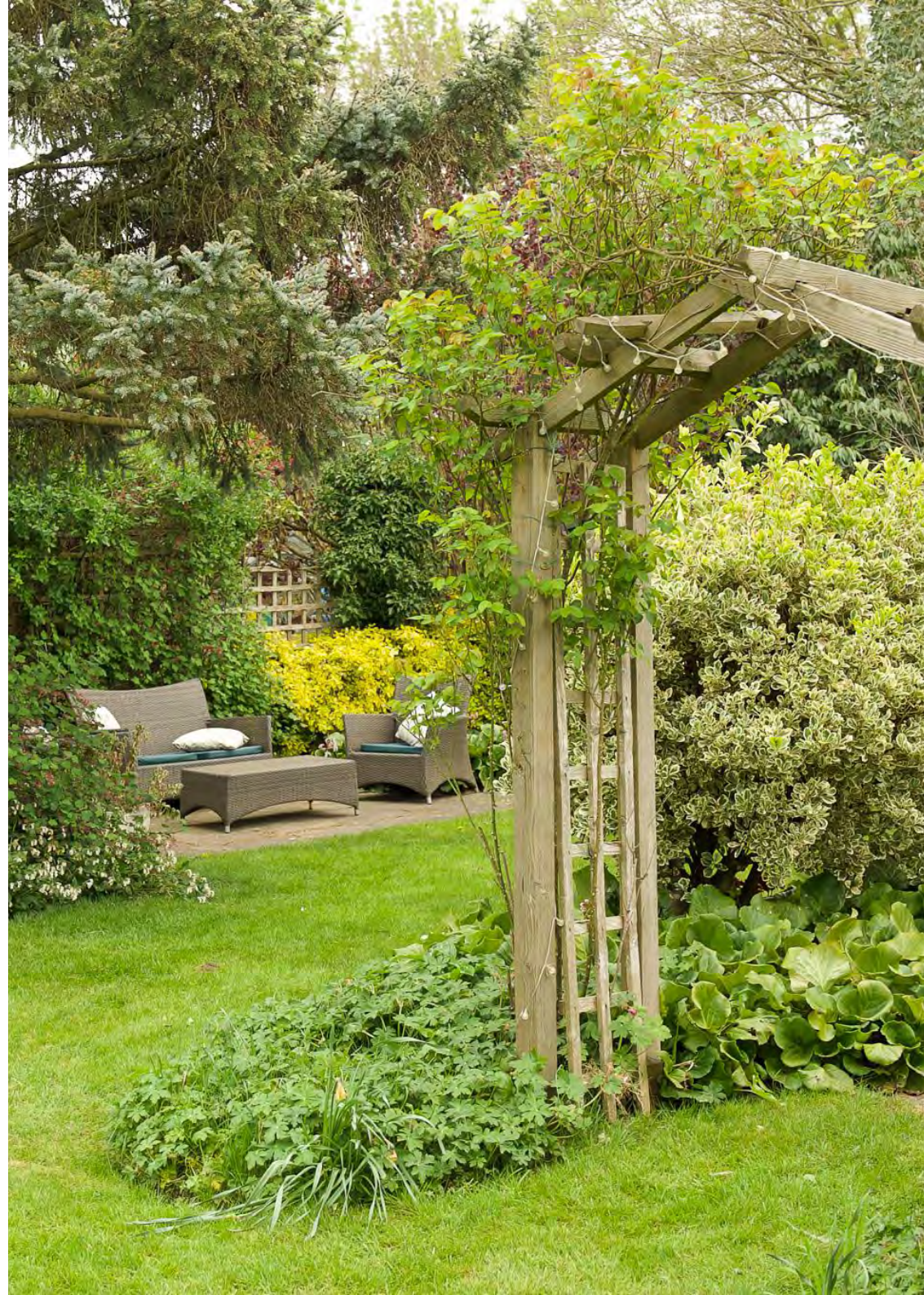
For commuters, the area is well served by road and rail links. Worcester enjoys excellent connectivity via the M5 motorway (Junctions 7 and 8) and the property is within easy reach of Worcester Parkway station, which provides direct rail services to Birmingham, Oxford and London Paddington.

Services

The property benefits from mains electricity, water and drainage. Central heating is provided by Liquid Propane Gas and Starlink Satellite is installed for superfast broadband. Additionally, the home is equipped with a security alarm system.

Council Tax

The Council Tax for this property is Band G.



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