



Soon to be featured
Escape to the

Halesend Grittles End

Malvern |

Halesend Grittles End, Malvern,

- A stunning character barn conversion in a delightful lifestyle setting with beautiful rural views and sunsets to admire. A space that is timeless and effortlessly stylish.

- Character Barn conversion benefiting from vaulted ceilings with beautiful exposed beams

- Large open plan bright living and dining space

- Kitchen with built in appliances and gorgeous views across the meadow with horses and sheep

- Three bedrooms and a separate office/yoga space, Two bathrooms

- Immaculately presented property with fabulous walks at the doorstep

- Underfloor heating throughout entire ground floor (Google Nest thermostat)

- Outdoor space with seating to relax under olive and fig branches

- Two car parking spaces (additional guest spaces available under the willow tree)

- Soon to be featured on the BBC show 'Escape To The Country', filming has just been completed and the barn is to feature as their 'aspirational' property in Herefordshire

- IDEAL WEEKEND COUNTRY RETREAT FOR CITY BUYERS/PERFECT HOLIDAY LET POTENTIAL

A harmonious blend: Rustic charm, contemporary luxury

Nestled amongst the patchwork fields and meadows, this barn conversion (converted in 2014) seamlessly blends rustic charm with modern living. Step inside, and you're embraced by the stylish comforts of today. Vaulted ceilings soar overhead, accentuated by exposed beams that whisper of the barn's storied past. The barn was once a milking parlour and home to hay and harvest stores.

Cross the thresh hold of this breath taking barn you are immediately struck by the feeling of space the vaulted ceiling affords. The exposed rustic beams create a sense of warmth with their honey hues pared with the neutral palette of clean and earthy tones in the carefully considered decor choices creating a calming sanctuary to retreat to.

A fabulous open plan living and dining space to relax and entertain makes this main central living area highly versatile. The circular log burner provides a contemporary focal point to the space and creates a wonderfully cosy atmosphere to relax in. The ground floor benefits from zoned underfloor heating throughout.

Within its walls, beaming with rustic elegance and character, this stunning barn unveils a warm and inviting haven. The interior space has been thoughtfully curated to strike a perfect balance between modern comforts and charming rustic details, creating an atmosphere that instantly envelops you in a sense of tranquility and timeless charm.





Fox Town and Country Homes

The kitchen space benefits from high end contemporary cabinetry with work top space a plenty. Fully integrated appliances make this a seamless space to food prep and cook family meals. Bespoke overhead lighting creates a warm and inviting space and wrought iron storage for fresh fruit and veggies adds practical and aesthetically pleasing solutions in equal measure. Delightful views out across the meadow where sheep graze allow washing up to be a thing of joy!

The master bedroom is conveniently located on the ground floor and again benefits from high vaulted ceilings and rustic exposed beams. The feeling of height and space coupled with the pared back and relaxed style makes it a wonderfully peaceful and calming space. Cladding on the walls and fitted wardrobes has been carefully considered to marry seamlessly. His and hers wardrobes mean ample storage and practicality has been catered to. The lighting in the space has been zoned to allow for all moods and requirements and is highly effective in evoking serene and tranquil pastimes such as reading or listening to music. The rustic statement ceiling pendant commands the space and adds wonderful interest and character to a delightfully wow master bedroom suite.

The master bedroom en-suite houses a counter top sink in matte sandstone with contrasting black taps and hardware. The walk-in shower is fully tiled and benefits from a built in niche wall shelf for toiletries and practical use. The back to wall matte WC is in keeping with the contemporary finish throughout. All items are of an extremely high standard and finish which is evident throughout.

The 2nd ground floor bedroom is an ideal space for guests, a youngsters bedroom or a dedicated dressing room area. A single bed occupies the space but can be opened out to a double allowing further flexibility. The bespoke fitted wardrobes offer an abundance of storage solutions with shoe racks, deep basket drawers as well as hanging space. The clad doors cleverly disguise them as they seamlessly blend in to their surroundings. Furthermore, a bespoke sliding barn door adds character and visual interest.

Again the lighting has been paid careful attention to and mood lighting is very effectively utilised. The decor is cohesive with the barn throughout offering a tranquil haven. A wonderful outlook to the private terrace/garden area adds to the sense of relaxation.

The main ground floor bathroom benefits from a corner shower position with stone counter top basin and back to wall WC. Underfloor heating adds a luxurious touch and the sandstone basin with contrasting black taps carries the cohesive theme from the master ensuite.

The mezzanine upper floor currently houses a home office space with his and hers work stations providing the ideal work from home area for residents to have a dedicated room away from the main living space. High-speed fibre optic internet courses through the property, allowing you to effortlessly transition between embracing the simple pleasures of rural living and tending to professional pursuits or indulging in the latest digital entertainment. This space would also make a fabulous upstairs bedroom.

The additional area on the far side of the office offers versatile flexibility currently utilised as a yoga room. It could also be a great dressing area or 4th bedroom space.





Fox Town and Country Homes

The private terrace is cocooned by greenery in the form of figs and a wonderfully gnarled ancient olive tree. The log store is stocked to perfection and the BBQ area is a fabulous addition to host guests and family alike. The seating area with shaded parasol is a perfect vantage point to watch the inquisitive birds who frequent the garden. A secure gate offers security and peace of mind for adventurous four legged friends. Solar lighting illuminates the space come dusk accentuating the thoughtful planting and serene ambience.

The gravelled driveway offers ample parking for a sizeable vehicle with a second parking space on the tarmacked area to the edge of the plot. Additional visitor parking is also available under the willow tree where a picnic/communal area with picturesque swing offers further outside space. Additional storage for outdoor equipment, bicycles or garden equipment is located opposite the willow tree area.

The delightful countryside setting with beautiful outlook across the meadow makes this barn a unique retreat. An abundance of countryside walks and pastimes are right on your doorstep and entice residents to embrace the outdoors and enjoy nature. A meandering amble to the nearby Hop Shed Brewery, followed by a leisurely couple of pints, a sparkling glass of prosecco or a refreshing cider - paired with wood-fired pizzas makes for a leisurely weekend pastime to savour and enjoy.

You will find yourself spoiled for choice with breathtaking country walks. Winding paths meander through rolling hills and meadows, where hay bales dot the landscape, wander through a canopy of woodlands, across apple orchards and hop farms, and along bubbling brooks. The surroundings of Meadow View Barn offer a haven for those seeking to escape the hustle and bustle of everyday life.

- Mains Water
- Mains Drainage
- Oil Fired Central Heating
- Mains Electricity
- Tax Band C

Management fee £28 per month for the upkeep of the estate

Great Malvern, with its wonderful Malvern Hills adjoining the properties, is the main focal point for the district and retains its Victorian grandeur with its listed railway station and Malvern Festival Theatre. In addition, there is a rare mix of boutique shops and cafes, as well as a Waitrose and further high street retailers. The county town and cathedral city of Worcester, lying on the banks of The River Severn, is some 8 miles northeast providing for high street shopping and characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground and University.

The M5 motorway, accessed via J7 at South Worcester, provides onward travel to Birmingham and the surrounding industrial and commercial areas as well as Birmingham International Airport, the M40 and London. The M5 South also provides for commuting to Cheltenham, Gloucester and Bristol. Whilst Malvern benefits from railway stations at Great Malvern and Malvern Link, the Worcester Parkway Railway Station, situated to the east of Worcester, increases the capacity to London as well as reducing the journey time. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. Malvern gives its name to both The College and Malvern St James, whilst at Worcester there is the King's Schools and Royal Grammar Schools

'Experience Living at Meadow View Barn as experienced by the current owners, read here

<https://driftand.co/property-for-sale-meadow-view-barn>

Administrative deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**





Fox Town and Country Homes

