



**Allan Morris**  
estate agents

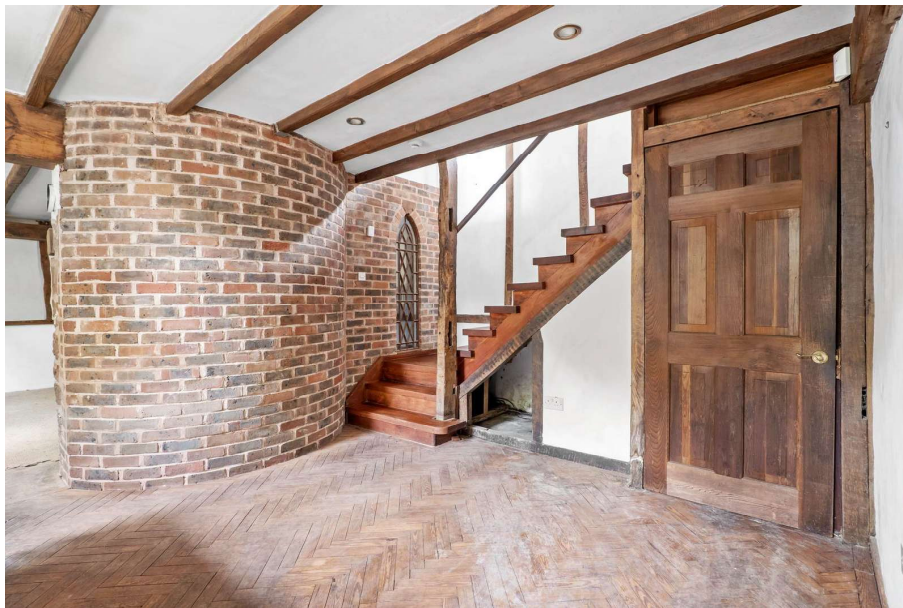
 **MAYFAIR**  
OFFICE GROUP



# Elmwood Barn, Hadley, Droitwich, Worcestershire. WR9 0AX

Offers Over £600,000

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A fantastic opportunity to acquire a spacious Grade II Listed detached four bedroom Barn Conversion, requiring modernisation, along with additional substantial garage/outbuilding offering huge potential. The property further benefits from gardens of approximately 0.4 of an acre, situated along a quiet lane within the charming hamlet of Hadley, offering a wonderful rural setting, yet conveniently placed for easy access to Worcester, Droitwich and motorway links.

Accommodation briefly comprising: Kitchen, Dining Room, Reception Hall, Living Room and downstairs Cloakroom. On the first floor: Four Bedrooms and Family Bathroom.

Outside: Generous Garage space with further floor over, driveway providing parking for several vehicles and generous private gardens overlooking countryside with views as far as the Clent hills.

LOCATION: The property is located in the small hamlet of Hadley, benefiting from the wonderful Hadley Bowling Green country pub, as well as being ideal for country walks on your doorstep. The location is also ideally placed for the picturesque village of Ombersley, benefiting from a range of amenities, as well as providing easy access to Droitwich, Worcester and motorway links.

**Hall:** - 3.78m x 3.61m (12'5" x 11'10")

**Living Room:** - 4.85m x 4.75m (15'11" x 15'7")

**Dining Room:** - 4.85m x 4.09m (15'11" x 13'5")

**Kitchen:** - 4.85m x 4.5m (15'11" x 14'9")

**Bedroom 1:** - 4.85m x 4.78m (15'11" x 15'8")

**Bedroom 2:** - 4.85m x 3.86m (15'11" x 12'8")

**Bedroom 3:** - 3.71m x 2.84m (12'2" x 9'4")

**Bedroom 4:** - 2.84m x 2.54m (9'4" x 8'4")

**Bathroom:** - 2.84m x 2.31m (9'4" x 7'7")







- Grade II Listed detached Barn
- Modernisation required throughout
- Huge Potential
- 4 Bedrooms
- Substantial Garage/Outbuilding
- Generous plot totalling approx. 0.4 acre
- Idyllic rural location
- Ideal for commuters with easy motorway access
- Council Tax Band: G

