



Childswickham Road, Broadway, WR12 7HB





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£1,595,000

***FIVE BEDROOM BARN
CONVERSION**

***IN EXCESS OF 7 ACRES OF LAND**

***RANGE OF OUTBUILDINGS**

***LAPSED PLANNING PERMISSION
OF 15 HOLIDAY CHALETS AND 6
HOLIDAY HOMES**

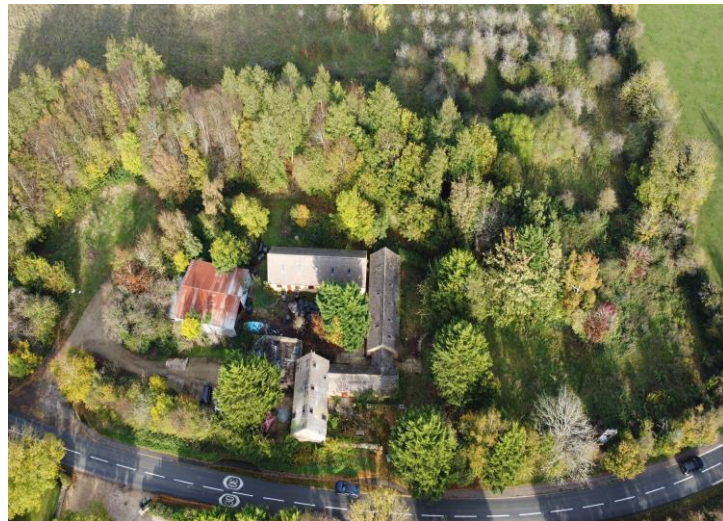
***CAR PARKING FOR UPWARDS OF**

***Freehold**

Proudly presented to you by Move Sales & Lettings: A rare opportunity to purchase a Barn Conversion in need of modernisation, situated within a fantastic 7 acre plot. Barnfield Mill was previously run as successful business making Cider and Perry from local orchards. Alongside the main house, Barnfield Mill benefits from outbuildings which surround a courtyard area and include; a tasting room, tea rooms, retail shop and an open fronted Barn, which currently houses a 1920's Paris cider press. The Barn Conversion was completed in the 1980's and currently has a generous entrance hallway, sitting room, large breakfast kitchen, five bedrooms and a family bathroom, with accommodation spread over 3 floors. Outside, the plot offers a large parking area which has previously held coaches and in the region of 40 cars. A driveway leads to the main house, and the remainder of the land is a mixture of grass and pasture, with a range of fruit trees. There is Lapsed planning permission (W/08/03018/CU) to create a holiday park accommodation of 15 lodges and converting the outbuildings into 6 holiday homes. Purchasers would need to approach Wychavon District Council with regards to any further permission or renewing the previous application. The property is located on the outskirts of the



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			96
(81-91) B			
(69-80) C			
(55-68) D		81	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER:

These particulars are provided as a general guide to the property and its accommodation and therefore do not form part of the Sale Contract owing to the possibility of errors and/or omissions. Any prospective purchasers should therefore not rely on this information and should satisfy themselves by inspection/survey to verify their correctness. Although every care has been taken to ensure these details are accurate, The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, square footage, planning/building regulations status or the availability/functionality of any services and/or appliances.