



The Barn, 1 Old Hundred House Mews, Worcestershire

**G HERBERT  
BANKS**

EST. 1898

The Barn  
1 Old Hundred House Mews  
Great Witley  
Worcestershire  
WR6 6HN

A creatively designed detached listed barn conversion with stunning accommodation.

Positioned in the heart of this desirable village.

Reception hall, shower room, very striking living/dining/kitchen, utility room.

2 double bedrooms, fabulous mezzanine home office/bedroom, en-suite bathroom.

**In all about 1434 sq.ft.**

Charming large walled garden, 2 parking spaces, visitors parking, communal gym.

### Chantry Catchment

#### Situation

The Barn is situated in the centre of the village. Great Witley provides a comprehensive range of local amenities to include a junior school, doctors surgery, active village hall and playing fields, garage with an Asda, post office / general store and the remarkable Baroque Church at Witley Court. The property lies within the catchment of the highly regarded Chantry senior school at Martley.

The wonderful surrounding undulating countryside provides many splendid walks and countryside pursuits. Extensive amenities can be found in the close by Wyre Forest towns of Stourport, Kidderminster and Bewdley.

The cathedral city of Worcester is about 10 miles with good M5 motorway access via junctions 5 at Wychbold and 6 at north Worcester. Kidderminster has a direct rail link to Birmingham, London and Worcester.

#### Description

This exceptional Grade II listed conversion forms part of the impressive Hundred House development. The very stylish accommodation is in first class order throughout and provides many fabulous features. It is an incredibly desirable home which creates an outstanding first impression. The present owners acquired the property around 3 ½ years ago and have since further enhanced this beautiful home.

The double glazed accommodation is approached via a central reception hall with tiled floor and fine timber wall panelling. Lying off the hall is a well-appointed cloakroom with tiled floor and a useful separate utility room with cupboards, sink unit and plumbing for washing machine.

To the left of the hall is an excellent double guest bedroom with newly fitted wardrobe cupboards and a superb en-suite shower room.

The house takes full advantage of the full height living space which is a magnificent open plan room with splendid exposed timber A frames. The 3 elements of this stunning space seamlessly blend into each other. They include the wonderful living room with woodburning stove, useful storage cupboard and twin double glazed doors to the walled garden. Splendid central dining area with full height window on the front. The kitchen area is very well fitted with a range of cabinets, Smeg appliances to include a hob, electric oven, microwave, dishwasher and fridge freezer. Feature quartz working surfaces over and Franke 1 ½ sink unit.

A staircase with glazed panelling ascends to the first floor landing and superb Master bedroom space.

The bedroom has fitted wardrobe cupboards and smell dressing table. There is a generous house bathroom including both a bath and separate tiled shower cubicle.

A further separate staircase gives rise to the splendid mezzanine providing brilliant space as a home office or occasional bedroom space if required. It is a fabulous extra space which is a real bonus for any buyer.

#### Outside

Full width shallow gravel fore garden with lavender box hedging. Charming large rear walled garden laid principally to lawn and enjoying a great deal of privacy. Initial paved area, corner gravel terrace, useful timber shed, timber gate and glimpse of the beautiful Abberley clock tower.

Two parking spaces in barrier controlled tarmac car park with additional visitors parking. Communal gym with rear cloakroom.

### GENERAL INFORMATION

#### Agents Note

G Herbert Banks have been advised that the Vendors are waiting for the developer to hand over the liability to all owners. Owners can then engage a management company.

#### Services

Mains electricity and water. LPG central heating. Communal private drainage.

#### Local Authority

Malvern Hills District Council Tel: 01684 862151

#### Viewing by Appointment Only

Via the Agent's Great Witley Office Tel: 01299 896968.

#### Fixtures and Fittings

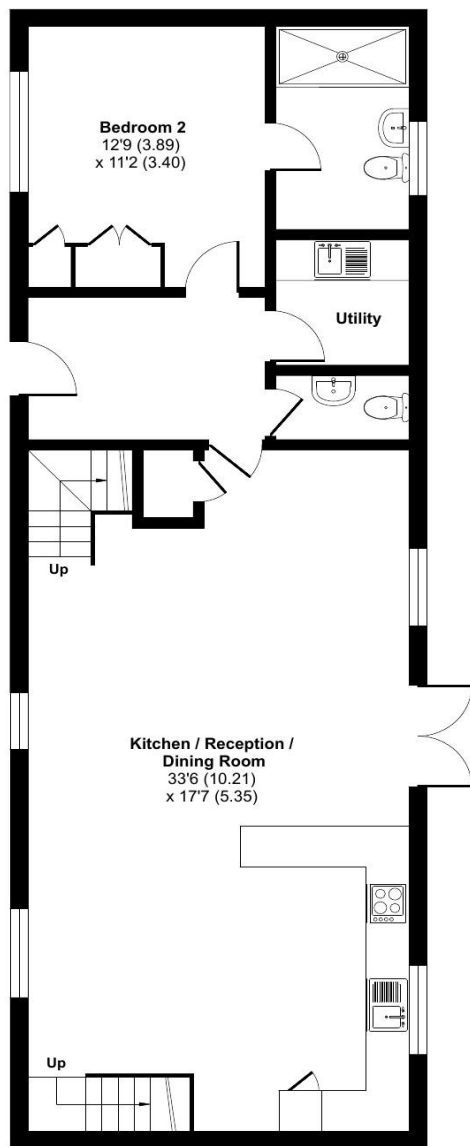
Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

#### What 3 Words

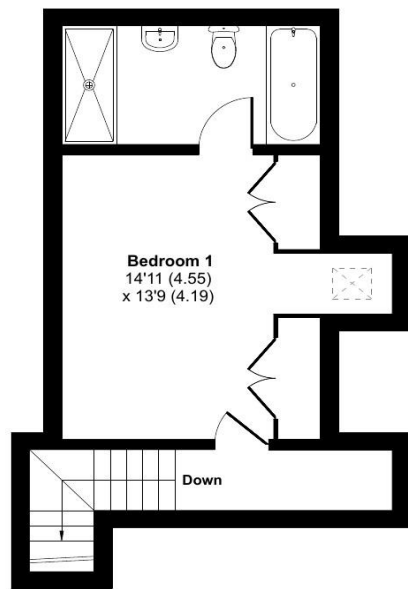
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Approximate Area = 1434 sq ft / 133.2 sq m

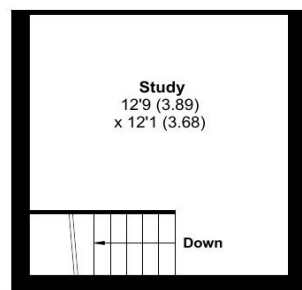
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



MEZZANINE



**G HERBERT  
BANKS**

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