



The Barn, Burnthorne Lane, Dunley, Worcestershire

G HERBERT  
BANKS

EST. 1898



**The Barn**  
**Burnthorne Lane**  
**Dunley, Worcestershire**  
**DY13 OTP**

Stunning fully renovated period barn in a magical setting.

Truly incredible distant views.

Reception hall, sitting room/snug, magnificent living/dining kitchen, utility room, shower room.

Gallery landing, 3 double bedrooms, en-suite shower room, superb family bathroom.

- **The Barn = 1,800 sq.ft**
- **Garage = 292 sq.ft**
- **Outbuilding = 966 sq.ft**

Double Garage, first class stabling, hay store, expansive gravel drive, attractive lawned gardens and grounds.

**Set in around 3.5 acres**

### **Situation**

An utterly glorious elevated position creating a real wow factor. The Barn enjoys remarkable views over the surrounding valley and towards The Malvern Hills, Bredon Hill and the beginning of the Cotswold Escarpment.

It lies just outside the popular and very accessible village of Dunley. Dunley has a public house and petrol station/store. The property also lies within the highly regarded Chantry catchment.

The surrounding villages of Astley, Abberley and Great Witley provide a range of amenities including post offices / general stores, junior schools, churches and a doctors surgery in Great Witley

### **Description**

This very special detached barn conversion has been beautifully modernised and reconfigured by the present owners over the last 4 years. Considerable thought has been given to the wonderful interior with many outstanding features including flag stone floors to the ground floor and period style radiators. The house has been completely rewired and replumbed and benefits from a refitted kitchen and sanitary ware. The house has the most attractive painted double glazed windows.

It is an incredibly appealing country house package for those buyers looking for an equestrian/small holding package.

The house has a central reception hall with flagstone floor and staircase rising to the first floor. There is a cosy sitting room/snug off.

Walk into the stunning open plan living/dining kitchen, a very striking room with astonishing views. This room functions as 3 elements with the extremely well appointed kitchen, providing a range of cabinets, large island unit with breakfast bar, Belfast sink unit and wine rack. Appliances include a 7 ring Smeg range cooker (LPG & electric) integral fridge freezer and Bosch dishwasher.

Living and dining areas with delightful exposed timber frames, 2 sets of bi-fold doors, underfloor heating and unforgettable views.

Lying to the rear of the house is an excellent long utility room which is very well appointed with a range of cabinets, sink unit and stable door to the rear. Adjoining is a quality shower room.

The first floor provides a central gallery landing with feature arched window. This leads to 3 double bedrooms, the master room with en-suite. In addition, there is the impressive family bathroom with slipper bath.

### **Outside**

Double garage adjoining the property with 2 sets of timber double doors, further pedestrian doors, Worcester Bosch boiler, power and lighting.

### **The Approach, Gardens and Grounds**

The Barn is approached double timber field gates and a sweeping gravel driveway. The driveway leads to the fabulous timber clad/block built stable with central concrete path. It provides 5 boxes including a mare and foal box, feed store, tack room and rear hay store.

Expansive lawned gardens and grounds with colourful well stocked bed to the front and stone walling. Principal large fenced paddock with long lane frontage and automatic water drinking trough.

Small enclosed paddock to the left hand side of the drive.

### **GENERAL INFORMATION**

#### **Services**

Mains water and electricity. Private drainage. Oil fired central heating.

#### **Local Authority**

Malvern Hills District Council Tel: 01684 862151

#### **EPC Rating**

A full copy of the EPC can be requested from the selling agents or by visiting:

[www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate).

The EPC was carried out in May 2022 with a rating 54/E; potential 79/C.

#### **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.

#### **Viewing by Appointment Only**

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

#### **What 3 Words**

///bonds.presumes.midwinter



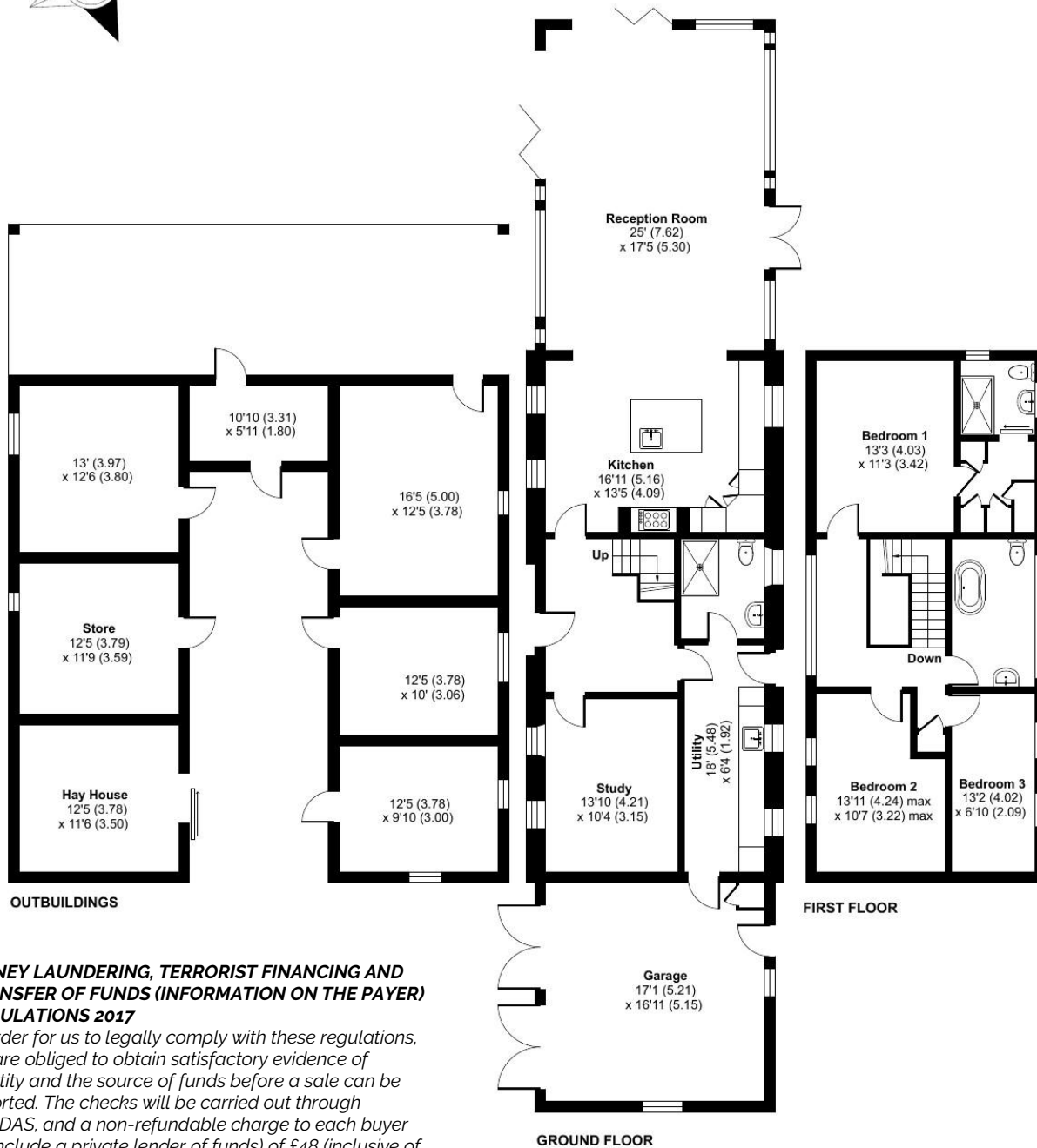






Approximate Area = 1800 sq ft / 167.2 sq m  
Garage = 292 sq ft / 27.1 sq m  
Outbuildings = 966 sq ft / 89.7 sq m  
Total = 3058 sq ft / 284 sq m

For identification only - Not to scale



**MONEY LAUNDERING, TERRORIST FINANCING AND  
TRANSFER OF FUNDS (INFORMATION ON THE PAYER)  
REGULATIONS 2017**

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.







# G HERBERT BANKS

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