



Lower House Barn, Areley Kings, Worcestershire

G HERBERT
BANKS

EST. 1898

Lower House Barn
Areley Lane
Areley Kings
Stourport-on-Severn
Worcestershire
DY13 0TA

A wonderful detached listed barn full of character and charm.

- Reception hall, cloakroom, utility room, drawing room, snug, breakfast kitchen, four bedrooms with two splendid bathrooms.
- Detached double garage, very attractive large landscaped gardens and grounds. Two electronically operated gated entrances.
- As a whole extending to approximately 2,863sqft

Situation

Lower House Barn is situated in the much regarding Areley Kings adjacent to beautiful river side walks and countryside. Despite this it lies a short walking distance from Stourport town centre.

Locally there is a range of amenities including several public house, a coop convenience store/post office, pharmacy and the splendid St Bartholomew principally red sand stone church. An extensive range of amenities can be found in the Georgian riverside town of Stourport-on-Severn including both junior and secondary schools, a range of independent stores, several major super markets and the iconic canal basin. The principal Wyre Forest town of Kidderminster is a short driving distance away as is the historic river side town of Bewdley.

Kidderminster has a direct rail link to Birmingham, Worcester and London Marylebone. There is M5 motorway access via junctions 5 & 6.

Description

This striking Grade II Listed detached barn conversion has a wealth of period features including exposed timbers.

It is approached by a reception hall with cloakroom and separate utility room.

There is a fine drawing room with open fire place and two sets or arch double doors leading out to the gardens.

Attractive separate snug again with arch double doors leading to the gardens.

The breakfast kitchen is fitted with a range of wall and floor mounted cabinets and has a Range cooker. A lovely window seat with arch window over looks the courtyard.

The first floor provides four excellent bedrooms, several served by a galleried landing. There are two splendid family bathrooms, both having roll top free standing baths. Each has a rainwater shower.

Outside

Lower House Barn stands in splendid landscaped gardens and grounds. These include a front walled courtyard with electrically operated gates. There is a separate rear gravel driveway with electronically gated entrance.

The gardens include a raised decking area with large heated sunken hot tub and BBQ area, ornamental stream and pond and variety of fruit trees.

A useful log store.

Detached double garage.

GENERAL INFORMATION

Services

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

We are advised that the current broadband download speed at the property is around 60.9mbps.

Local Authority

Wyre Forest District Council

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

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

Directions

What3words ///hoping.enjoyable.steer
From Stourport town centre proceed over the river bridge taking the second right hand turn into Areley Lane and the second right hand turn again where the property will be located towards the end of the lane on the right hand side.









Ground Floor
Approx. 190.0 sq. metres (1614.6 sq. feet)



First Floor
Approx. 116.0 sq. metres (1246.5 sq. feet)



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