



Oakwood Barn, Heightington

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## Oakwood Barn, Heightington, Bewdley, Worcestershire, DY12 2YE

A fabulous barn conversion in a sensational setting with truly remarkable views.

Beautifully upgraded by the present owners

- Long reception hall with cloakroom and sitting area, charming sitting room, striking bespoke dining kitchen, laundry, secondary cloakroom, four double bedrooms, two well appointed bath/shower rooms (one ensuite)
- Striking garden room, double garage and implement store and long driveway
- Attractive large gardens with orchard and copse.
- Around 1.6 acres.

### Situation

This very special country house occupies a quite exceptional elevated position with stunning views over north Worcestershire countryside. These views extend over the adjoining valley and stretch towards the Witley hills and Malvern hills beyond.

Heightington is a scattered rural hamlet with St Giles Church, village hall and the Nothing Bound brewery.

The much favoured riverside town of Bewdley with its many historic buildings is about 4.5 miles distant. Further facilities are available in the Wyre Forest towns of Kidderminster and Stourport-on-Severn together with the Cathedral cities of Worcester and Birmingham.

A range of state and independent schools are very accessible including Winterfold House School, Heathfield School in Wolverley, Stourport High School, Bromsgrove School and The Kings School together with the Royal Grammar School in Worcester.

Kidderminster has direct train services to London and Birmingham.

There is good M5 motorway access via junction 5 at Wychbold and 6 at north Worcester.

Oakwood Barn lies a short driving distance from the beautiful Wyre Forest which provides splendid walking, biking and riding opportunities.

### Description

As mentioned, the Vendors over the period of the last nine years have significantly improved and upgraded this wonderful home. The accommodation is double glazed and benefits from many exposed timbers. The house is entered along a long L shaped reception hall with Amtico floor and sitting/breakfast area with twin double glazed French doors to the terrace. There is a cloakroom off the reception hall and store/airing cupboard.

The delightful sitting room has a feature fireplace with a wood burning stove.

A major feature of the house is the good sized dining kitchen with an extensive range of Hatt bespoke wall and floor mounted cabinets with copper handles. There are quartz work surfaces, further Amtico flooring, ladder radiator and ceiling spot lighting. Other features include a breakfast cupboard, SMEG 5 induction-ring range cooker, integral fridge, Bosch dishwasher, wine fridge, one and a half sink unit with hot water tap and a glazed display cabinet.

The rear/inner hallway with quarry tiled flooring, provides access to a large pantry/freezer room, the laundry with Belfast sink unit and plumbing for a washing machine and secondary cloakroom. An external door leads to the side terrace.

A timber staircase gives rise to the first floor with its long landing. This includes a linen cupboard. There are four bedrooms with superb high timber ceilings and a range of fitted wardrobe cupboards. A further staircase off the landing gives access to the boarded attic space.

There is a separate family bathroom with white suite, including panelled bath and tiled surround. There is an ensuite bathroom to the principal bedroom, with roll top bath, tiled shower cubicle and vanity wash hand basin.

### Outside

There is a long private driveway with timber bar gates continuing to the property and beyond to a block paved driveway fronting the excellent brick and timber clad double garage. This has power and lighting and the advantage of an adjoining implement shed.

The splendid, newly installed garden room on the eastern elevation of the house with power and lighting is an excellent addition. This is perfect as a studio/gym if required and has the benefit of an additional storage room.

To the southern elevation of the house is a full width paved terrace with steps down. This terrace enjoys truly remarkable views and is a fabulous entertaining area. It includes a covered BBQ area with Cadac gas BBQ. There is a sloping lawned garden and grounds with orchard and rear copse. To the right hand side of the lawned garden is a productive kitchen garden with a greenhouse.

### GENERAL INFORMATION

#### Energy Performance

Current Rating: 66D

Potential Rating: 72C

Carried out: 11 June 2025

#### Services

Mains electricity and water. Private drainage. The property has excellent eco credentials with air source heat pump, storage battery, EV charger and solar panels.

#### 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 Great Witley Office Tel: 01299 896968

#### Directions

What3words ///riskiest.green.logbook



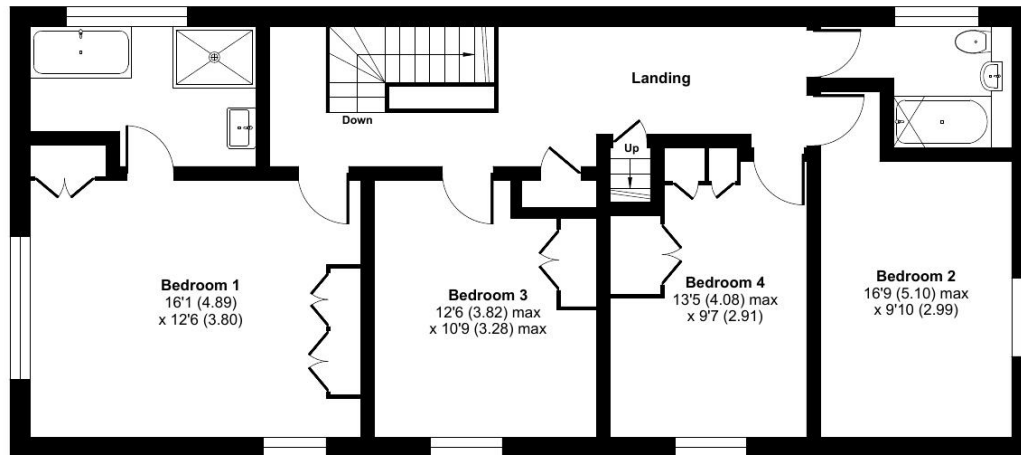




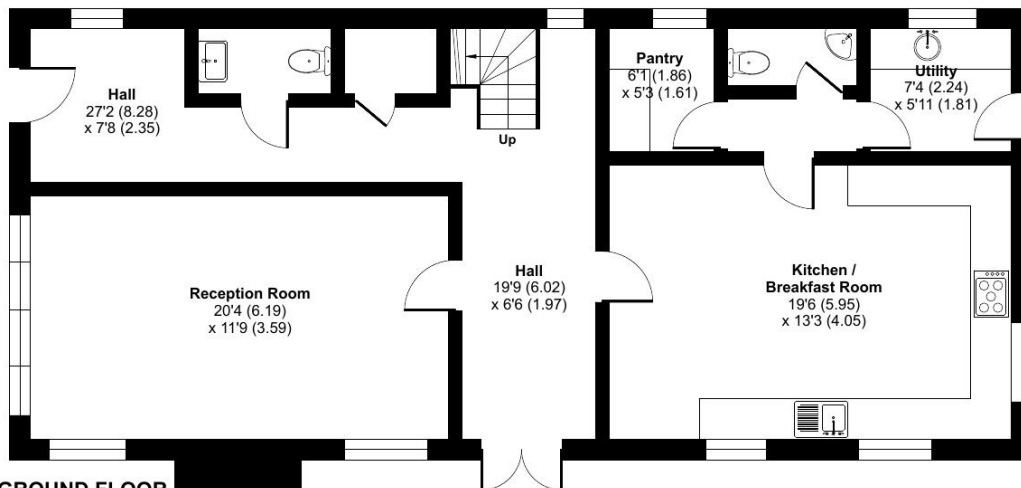
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Approximate Area = 1892 sq ft / 175.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



