



Tryfan Barn, Clifton upon Teme, Worcestershire

G HERBERT  
BANKS

EST. 1898



Tryfan Barn  
3 Thrift Court  
Clifton upon Teme  
Worcestershire  
WR6 6EF

A wonderful listed country home in a truly glorious setting.

- Large sitting room, generous dining kitchen, utility room, cloakroom, Four bedrooms, ensuite shower room and shower room.
- Double garage
- In all about 2,251 sqft to include garaging and outbuildings.
- Enclosed front garden and communal rear garden
- Excellent block of grazing land with summer house
- Around 0.6g of an acre.

## Situation

Tryfan Barn forms part of a small development in a curtilage of listed barns in a very special setting on the Worcestershire/Herefordshire borders. The house commands truly outstanding views over the surrounding valley.

It lies a short driving distance from the centre of the very pretty historic village of Clifton upon Teme. The village provides an extensive range of amenities including a junior school and nursery, village store, two pubs, active village hall, playing fields and the historic 13<sup>th</sup>/14<sup>th</sup> century St Kenelm Church.

More extensive amenities are found in the nearby towns of Tenbury and Bromyard together with the cathedral cities of Worcester and Hereford.

This is a supremely attractive area which provides many walking opportunities and other countryside pursuits.

## Description

This excellent semi detached stone barn conversion has been much loved by the present owners. It is a splendid family home with generous accommodation of great character and charm.

The house is approached by a utility room with W.C. off. There is a large dining kitchen with a range of wall and floor mounted light timber cabinets, central island unit with granite, cooker with extractor over, exposed stone wall and ceiling timbers along with tiled floor. A door leads to the rear courtyard garden.

The well proportioned reception room has an oak floor and wood burning stove.

On the first floor is a long central landing with various exposed timber frames. This leads to the four bedrooms (3 doubles). The master has an ensuite shower room and there is a separate family shower room.

## Outside

Two garages.

Enclosed lawned fore garden with patio area, timber picket gate and mixed hedging.

Rear lawned communal gardens.

Tryfan barn has the significant advantage of its own block of grass land, sloping with raised vegetable beds. To the top of it is a paved terrace and timber summer house. There is also a useful polytunnel. This block of land enjoys quite exceptional views and is a wonderful feature of the property.

## GENERAL INFORMATION

### Services

Mains electricity and water. Oil fire central heating. Communal drainage system.

### Local Authority

Herefordshire County 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 ///parsnip.villas.adjuster

### **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.*











## Clifton Upon Teme, Worcester, WR6

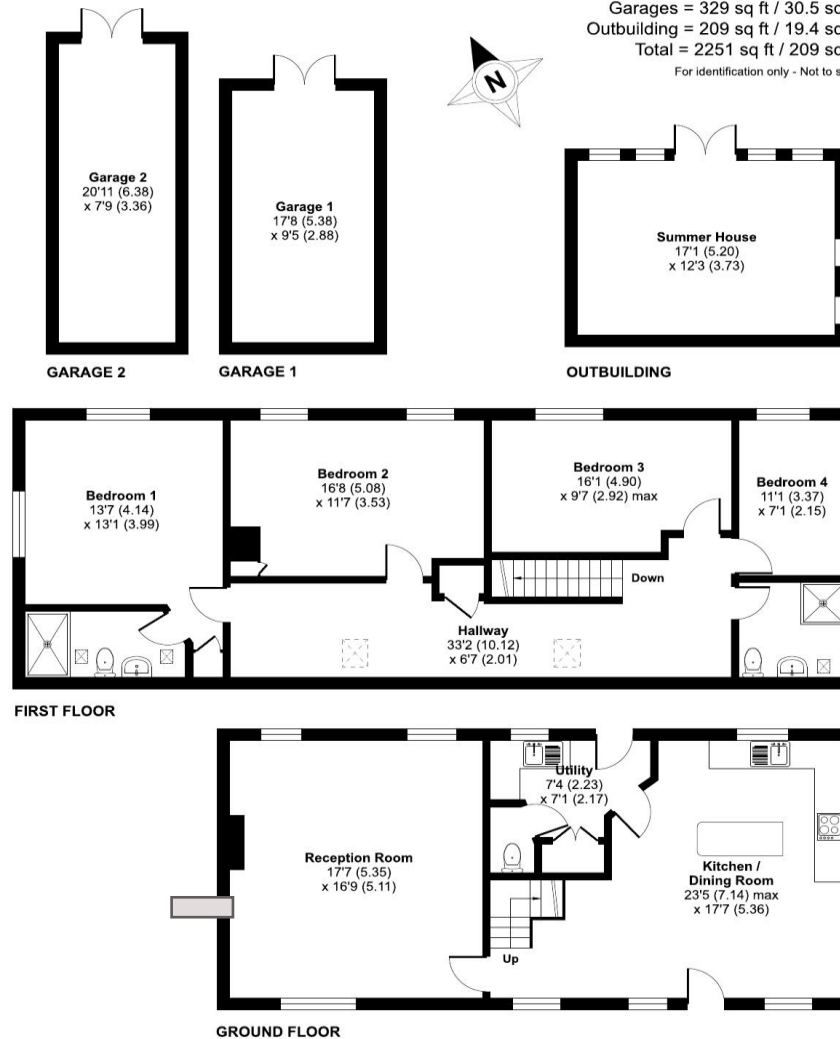
Approximate Area = 1713 sq ft / 159.1 sq m

Garages = 329 sq ft / 30.5 sq m

Outbuilding = 209 sq ft / 19.4 sq m

Total = 2251 sq ft / 209 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for G Herbert Banks LLP. REF: 1304918

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