



Twinton Orchard Barn
Little Comberton, Worcestershire







A most beautiful listed brick and stone converted Victorian barn in lovely gardens and ancient orchard in a **most sought-after village** at the foot of Bredon Hill in the Cotswold Area of Outstanding Natural Beauty.

Summary of accommodation

Reception hall | Cloakroom | Dining room | Drawing room | Study | Kitchen/breakfast room | Utility room | Wing with sitting room
Bedroom four with en suite shower room | Double garage

First floor landing | Three further double bedrooms, one with en suite shower room | Family bathroom

Front garden and parking | Beautiful rear garden with adjoining orchard | Views over open countryside

In all, about 0.74 acre

Distances

Cheltenham 17 miles. Pershore 2 miles (Intercity trains to London Paddington), Broadway 11 miles, Worcester 12 miles

M5 (J 7 Worcester & J9 Tewkesbury), both 8 miles, Stratford-upon-Avon 20 miles, Birmingham International Airport 40 miles, Bristol 56 miles

(All distances and times are approximate)



Knight Frank Stratford-upon-Avon
Bridgeway
Stratford-upon-Avon
CV37 6YX
knightfrank.co.uk

James Way
01789 297735
james.way@knightfrank.com



Location

Twinton Orchard Barn is in a quiet, secluded position in the fashionable and popular village of Little Comberton on the edge of the Cotswolds. The area is renowned for its unspoilt countryside, with Bredon Hill and the river Avon providing an idyllic situation.

The village is well located for access to a number of regional centres, including the Regency spa town of Cheltenham and, the market town of Pershore and the city of Worcester, all of which offer superb everyday amenities. The English show village of Broadway is nearby with a superb range of hotels, restaurants and public houses. The village of Little Comberton sits on the edge of Bredon Hill and consists of many delightful houses, barn conversions and thatched cottages and includes Saint Peter's Church and village hall.

The property is within the village Conservation Area. Pershore provides an intercity train service to London Paddington, as well as regular connections to Birmingham. The M5 at Tewkesbury and Worcester is approximately 9 miles distant and provides good access to the national motorway network. Birmingham International Airport can be reached within 45 minutes.







There is a wide choice of schools in the area, including King's School and The Royal Grammar School in Worcester, Cheltenham College and Malvern College, as well as renowned preparatory schools, the Elms at Colwall and Malvern St. James. Further afield lie more choices with Shrewsbury and Oxford all offering a range of excellent schools.

There is a wide selection of recreational and sporting facilities nearby, with a number of good local golf courses. Racing is available at both Cheltenham and Worcester and the surrounding countryside provides a wonderful range of walking. The footpath passing through the orchard gives access to surrounding countryside directly from the property.

The property

Originally a barn to Nash's Farm, this handsome Victorian converted barn with unusual arched windows, with a stone and timber clad single-storey wing, offers a wonderful four bedroom family house in beautiful gardens. Grade II listed, Twinton Orchard Barn has been transformed into a stunning and beautiful house. Converted to a high standard with double-glazed hardwood windows, exposed brick and stonework, roof trusses and timbers and six-panel doors.





Off the reception hall, which has a cloakroom and under-stair storage, is a bright dining room with windows to two sides and French doors to the garden and double doors to the spacious drawing room, which has a brick inglenook fireplace with flagstone hearth and French doors and opens to a study/garden room with a wide window facing south-west and flagstone floor.

The vaulted kitchen is a generous size, with pine-fronted fitted kitchen units, built in ovens and hob with extractor and tiled floor. The ground floor wing, with a bedroom, shower room and vaulted sitting room with a gas fire, could provide accommodation for a dependent relative, and the adjoining utility room could provide a second kitchen.

To the first floor, fine arched windows and vaulted ceilings provide bright accommodation, especially in the principal bedroom, which has a dual aspect, walk-in clothes closet and en suite shower room. The other two bedrooms are served by the family bathroom, which has a bath and separate shower.

Approximate Gross Internal Floor Area

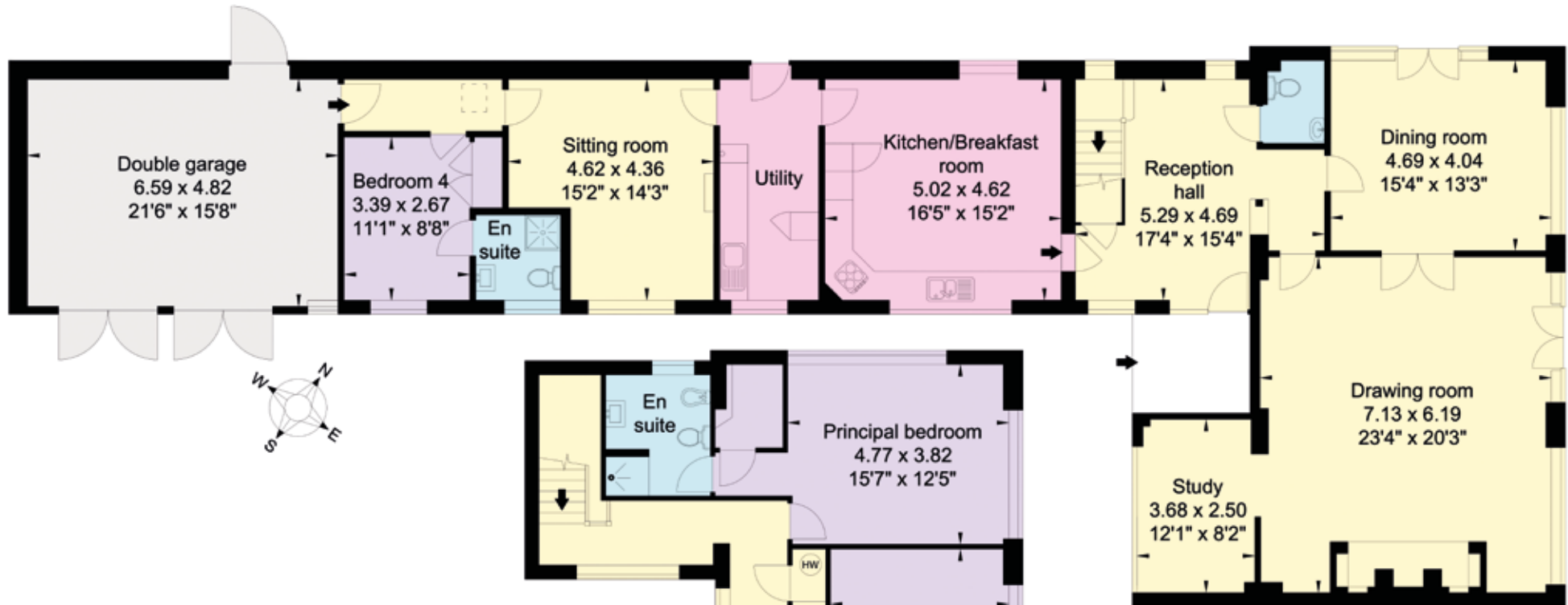
House: 254 sq m (2,736 sq ft)

Garage: 32 sq m (342 sq ft)

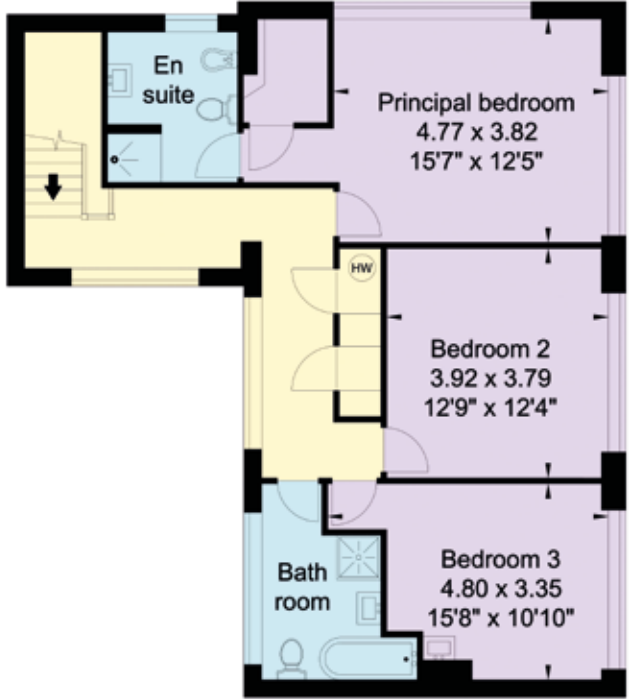
Total: 286 sq m (3,078 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

Outside

A shared entrance leads to a private drive and parking area in front of the garages, with a lawned front garden and shrub and herbaceous borders and climbing rose.

The stunning principal garden lies to the side and rear of the property, with expansive lawn and flagstone patio with fig trees adorning the wall of the property. There are shaped shrubs, herbaceous beds, and attractive trees, including a fine Tulip tree.



The ancient orchard, after which the barn is named, lies to the west of the garden and is a grass paddock with mature fruit trees and a greenhouse.

Services

Mains gas, water and electricity, private drainage. Gas-fired central heating. Telephone and broadband. Security system.

Fixtures & fittings

All items mentioned in these sales particulars together with fitted carpets are included in the sale. All others including garden troughs, urns, plinths and staddlestones, and some light fittings are excluded from the sale.

The vendors solicitor will provide a fittings and contents form identifying items included and excluded, and those which might be available at agreed valuation.

Directions (WR10 3EP)

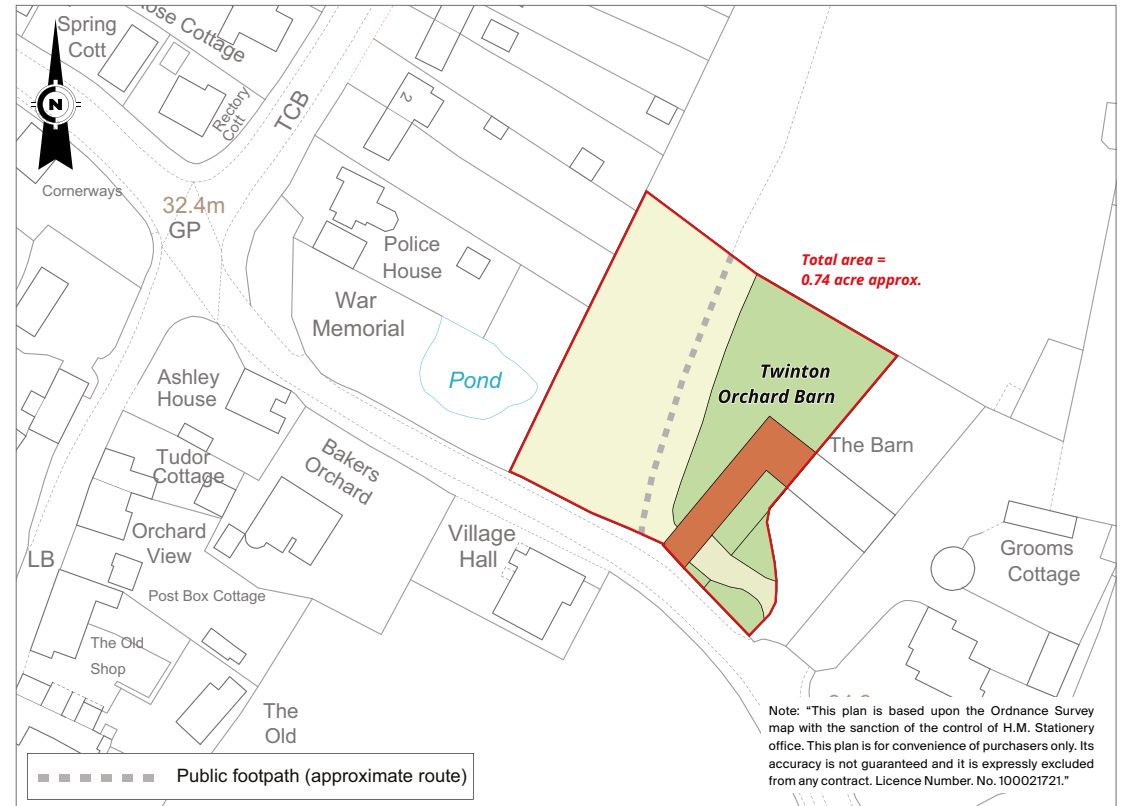
What3words: ///sunflower.acquaint.observe

Property information

Tenure: Freehold

Local Authority: Wychavon District Council: 01386 565000

Council Tax: Band G



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 26 July 2024
Our reference: STR012421561

Twinton Orchard Barn, Pershore Road, Little Comberton, Pershore, WR10 3EP

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £925,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

James Way
Partner
+44 1789 206 950
james.way@knightfrank.com

Tom Banwell
Partner, Head of West Gloucestershire
+44 1242 246 951
tom.banwell@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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V4.2 Feb 24