



Long Barn
Russell Street | Great Comberton | Pershore | Worcestershire | WR10 3DT

FINE & COUNTRY

LONG BARN

A beautifully presented detached barn conversion. Completed in 2019 it offers spacious, stylish living in a sought-after village 3 miles from Pershore. The main living area is on the upper floor which benefits from full height windows and views of Bredon Hill. The four bedrooms are located on the ground floor, along with a study and a snug with bi-fold doors leading out to the rear garden.



First Floor

Long Barn offers a wonderful mix of period features coupled with a modern style. The whole of the first floor has a fabulous spacious feel, with a vaulted ceiling and large areas of natural light. From the front door a half flight of stairs leads up to a reception area off which there is a cloakroom and a utility room with plenty of fitted units, basin, and American style fridge freezer. You then enter the large open-plan kitchen, dining, and lounge area. The well-fitted Shaker style kitchen incorporates integrated Neff appliances and induction hob, Belfast sink, peninsula breakfast bar and granite work surfaces. There are exposed beams throughout and the large windows in the dining area add atmosphere, along with the multi fuel wood burner in the lounge area. Beyond this there is the large family room which has a gas flame fire and offers a range of versatile living options. There is underfloor heating throughout the property.















Ground Floor

The ground floor is accessed through the front door and also by an open staircase from the first floor that takes you down into the delightful snug. This is a great living space to relax and entertain in, with large glass bi-fold doors leading into the rear garden. The main bedroom is an impressive area, generous in size with windows on both sides and an adjoining dressing room with ample built-in wardrobes. There is a large luxurious en-suite with a corner bath, two basins, a large walk-in rain head shower, fitted units, and a WC. There are two further large double bedrooms, one with an en-suite with shower, basin, and WC. The other double bedroom has a Jack and Jill en-suite bathroom adjoining a single bedroom. There is also a study.











Outside

There is a gravel drive along with an enclosed gated parking area at the far end of the barn that provide extensive parking for up to five cars. There is secure access to the rear garden from both sides. The rear garden is beautifully designed with a lovely mix of lawn, mature trees and shrubs, flower beds and decked patio areas. There is a large garden shed/workshop behind which are raised vegetable beds.







LOCATION

Great Comberton is a charming village set within the foothills of Bredon within the Cotswolds, an Area Of Outstanding Natural Beauty. It is 3 miles from the riverside town of Pershore and close to Cheltenham, Evesham, Tewkesbury, and Worcester.

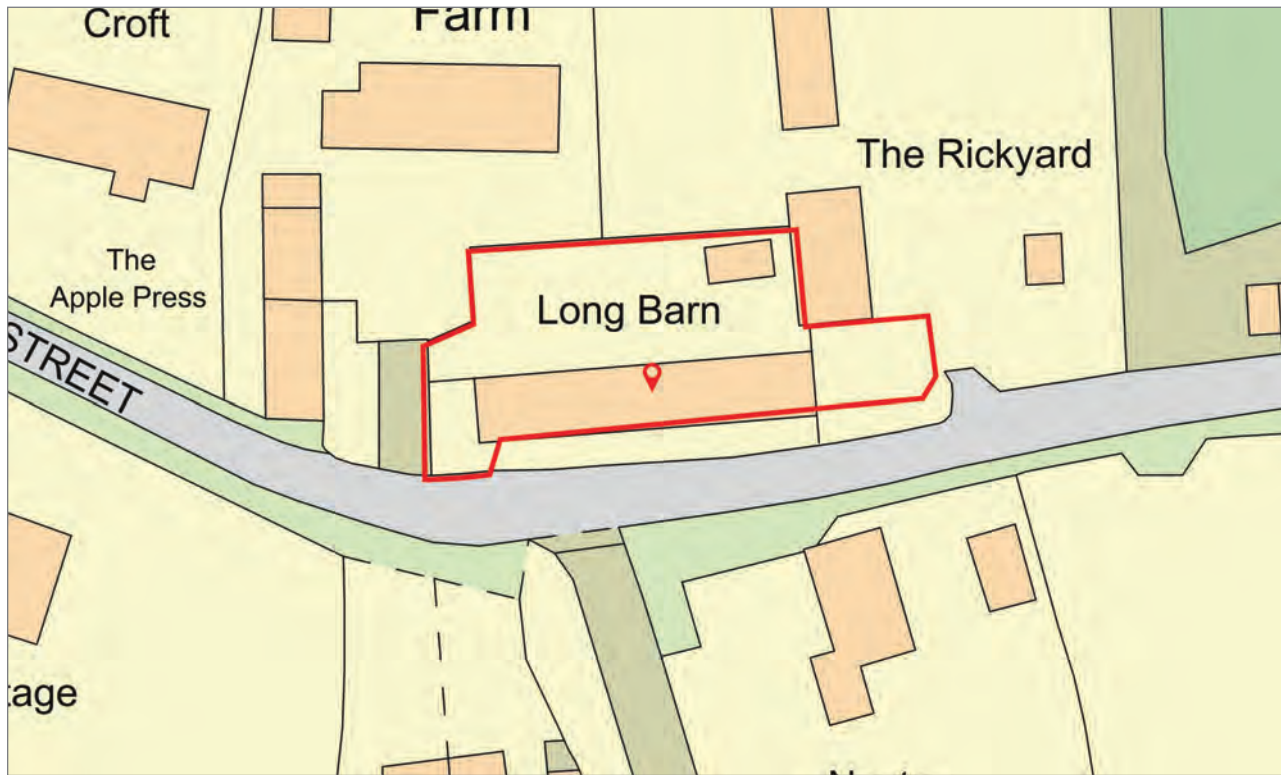
Pershore is renowned as one of England's premier small Georgian towns. Nestling in the valley of the River Avon, it centres on the famous Abbey and the High Street boasts a range of fine brick built Georgian buildings. The town provides a good selection of facilities including specialist shops, public houses, restaurants, and the very popular theatre. Recreational facilities include cricket, football and rugby clubs, indoor tennis centre, the river festival, and leisure centre with a swimming pool. There is a wide range of educational facilities.

Close by, Worcester is a thriving city with a beautiful cathedral, plenty of shops, restaurants, and leisure facilities. It has a professional rugby team, county cricket team and a racecourse. The River Severn runs through the city and there is good schooling within the public and private sector.

Other nearby towns are Stratford-upon-Avon, Malvern, and the Cotswolds. There are good direct line train services to London from Pershore and Worcester. Birmingham Airport is 30 minutes away. The M5, M40 and M42 are very close.

Cheltenham is less than 30 minutes away and is the most complete Regency town in Britain, one of the few English towns in which traditional and contemporary architecture complement each other. Found on the edge of the Cotswolds, this spa town is hard to beat for refined elegance, Regency terraces, annual festivals, theatres, award winning restaurants, and the racecourse. There is a wide range of high-end shops, and the surrounding countryside is glorious. As the home of Festivals, Cheltenham is not only host to the annual Cheltenham Festival & Gold Cup, but also the Cheltenham Festival Series - Jazz, Music, Science and Literature. Cheltenham was selected by The Sunday Times newspaper (March 2014) as one of the best places to live in Britain.





Services, Utilities & Property Information

Utilities – Mains gas, electricity, water and drainage are connected to the property.

Tenure – Freehold

Property Type – Detached barn conversion

Construction Type – Wooden frame construction

Council Tax – Wychavon District Council

Council Tax Band G

Parking – Driveway parking for up to 5 cars

Mobile phone coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - FTTB Superfast Fibre Broadband connection available- we advise you to check with your provider.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours:

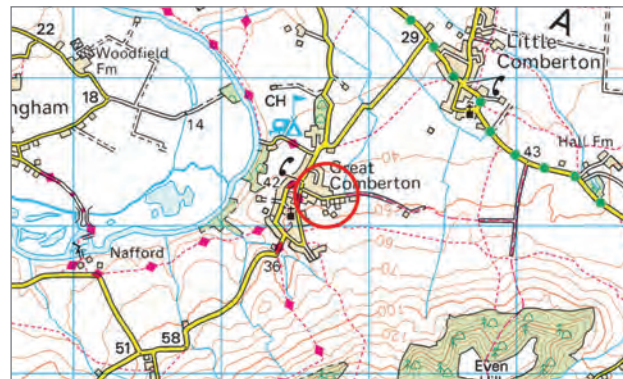
Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday Appointments by arrangement

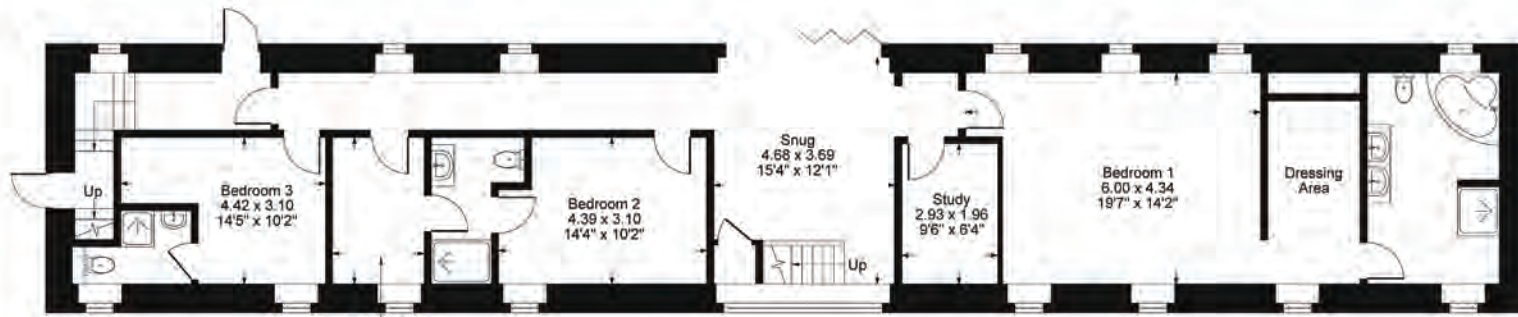
Directions

The postcode to the property is WR10 3DT





First Floor

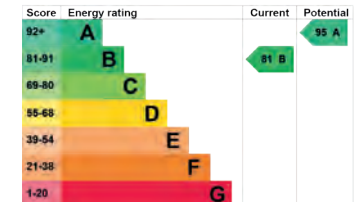


Bedroom 4
/Dressing Room
3.10 x 1.91
10'2" x 6'3"

Ground Floor

Approximate Gross Internal Area = 258.00 sq m / 2780.00 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 29/04.2024







CLARE REEVES
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Clare's background is in finance, business development, sales and marketing. Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



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I've found Clare to be not only utterly professional, but also honest, genuine and sincere. When the relatively straightforward sale of a modest detached home became a bit 'problematic', Clare stepped up and handled the whole thing in her usual cool, calm manner.
Simon A 5/12/17



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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