



Stonehall Barn

Stonebow Road | Drakes Broughton | Pershore | Worcestershire | WR10 2AT

FINE & COUNTRY

STONEHALL BARN

A fabulous detached 4 bed barn conversion with a one bed Annex. Set in a highly sought after village close to town with panoramic views. Four double bedrooms, en suite, family bathroom, dining room, lounge, reception hall, kitchen, office, two cloakrooms, utility room and double garage. The annex has a lounge, double bedroom and shower room. South facing garden, double garage, this property offers a versatile floor plan and is very well presented.



Ground Floor

The front door opens into a hall with views to the garden and countryside with a vaulted ceiling and tiled floor. The dining room spans from the front to the rear of the property with windows to the front and a set of patio doors to the rear opening onto the entertaining terrace. The room has a solid Oak floor with a door into the sitting room. The sitting room has two patio doors with fixed glass panes either side that open out to the sun terrace, a solid Oak floor and the focal point in the room is a large inglenook fireplace with wood burner and wooden lintel over. A door at the rear of the lounge leads to a reception/hall that has floor to ceiling glass panels, vaulted ceiling and the stairs leading to the galleried landing. The kitchen that has recently been installed is modern and beautifully appointed with ample storage units, integrated appliances to include a combination oven, microwave, warming draw, convection oven, induction hob, electric Aga that is set into a brick surround with lintel over, double Belfast sink and spacious island. Across one side of the kitchen are two sets of patio doors that open into the courtyard garden with glass panels either side of the doors and a vaulted ceiling with exposed beams. The whole room is impressive. The utility room has further storage, plumbing, sink, wine cooler, fridge freezer and a door to the garden. The office is spacious with a vaulted ceiling and wooden floor. There are two newly refurbished downstairs cloakrooms both with basins, W.C.

First Floor

A contemporary staircase leads up to a galleried landing with four well-proportioned double bedrooms, family bathroom and one en suite.

The master bedroom has exposed beams, fitted wardrobes and an extremely spacious and impressive en suite with a contemporary basin, W.C., double walk-in shower with rain head and views of the countryside and garden. The second double bedroom has a galleried area in addition to a large double room that creates a lovely playroom or storage area. Bedrooms three and four are equally charming, one has a vaulted ceiling and they both have exposed beams. The family bathroom is modern and presented to a high standard with a contemporary bath, basin with vanity unit, W.C. and shower with rain head. There is a good sized airing cupboard on the landing.





Seller Insight

“ Situated in the stunning Worcestershire countryside, just outside the village of Drakes Broughton and only three miles from the pretty market town of Pershore is Stonehall Barn, a large and beautifully presented barn conversion that boasts a separate one-bedroom annex and around half an acre of lovely gardens and grounds.

“We bought the property back in 2005 and I can honestly say that the minute we stepped inside we knew it was the house for us,” says the owner. “It’s a beautiful old barn, really spacious and characterful, and it sits in a gorgeous location. We look out across open farmland so the views are incredible, and when we’re at home we feel as if we’re miles from anywhere. However, we can walk into the village, which has a little parade of shops as well as an active village hall and a children’s play park; Pershore is under ten minutes away by car, and we benefit from excellent road and rail links so it’s relatively easy to get just about anywhere. In short, it’s a place where we’ve been able to enjoy the best of both worlds.”

“The barn was converted around twenty-five years ago by previous owners, and I have to say that they did a fantastic job. Up in the bedrooms and down in the kitchen there are vaulted ceilings with exposed beams that give a nod to the building’s heritage – and also create a wonderful feeling of space – and when the conversion was done they added a gorgeous brick fireplace in the living room which adds to the character. However, the house is by no means a museum piece. During our time here we’ve updated the kitchen and bathrooms, which now have a more modern look and feel, so all in all there’s a really nice mix of the old and the new.”

“We’ve loved the amount of space we have here, both inside and out, despite the fact it’s only the two of us living in the house – our children flew the nest before we moved here. We enjoy having family and friends to stay and we love to entertain, and this has been the perfect place for big parties and get-togethers. One of the most memorable occasions was our daughter’s wedding. She was married at the local church and then we held a huge wedding reception in the garden. We had a marquee, music and dancing, and all of the food and drink was supplied by fantastic local caterers. It was a magical day and just one of the treasured memories we’ll take with us when we move.”

“The decision to sell has been an incredibly hard one to make; we love the barn and the setting is so beautiful that we feel as if we’re on a permanent holiday! However, we’re spending more and more time at our place in Portugal and we feel this house really needs to be filled and enjoyed. We’ll miss its homely feel, our beautiful big garden and being able to share it with our friends and family... It’s been a wonderful place to live for the past nineteen years.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Annex

The front door leads into a large lounge with ample built in storage. The barn has charming views of the courtyard garden and countryside with a double glass front door, two further windows and a side door to the garden. There is under stair storage and a tiled floor.

First floor

A wooden stair case leads up to the master bedroom and bathroom. The double bedroom is exceptionally spacious with a vaulted ceiling, exposed beams, wooden flooring and delightful views of the countryside. The bathroom has a corner shower, basin and W.C.





Outside

There is a five bar farm gate that open onto a gravel drive that sweeps down the side of the property to the courtyard, rear garden and double garage. The front garden is laid mainly to lawn with a wide selection of mature trees, shrubs and flower beds. There are panoramic views of the countryside from all angles of the garden. The rear south facing garden is private and secluded. The double garage has electricity, vaulted ceiling, ample storage and a side door. The garden is a mixture of lawn with a wide selection of fruit trees, mature flower beds, patios, garden storage and a well. Across the whole of the rear of the barn is a fabulous choice of sun and entertaining terraces made of either slabs, stone or decking.







LOCATION

Drakes Broughton is a highly sort after village very close to Pershore. The village has a local shop, Post Office, hairdresser, chip shop, two pubs and a primary and secondary school. Community life is vibrant, with a village hall, playing fields and scenic footpaths connecting to the neighbouring village of Peopleton.

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, an undercover market, public houses, restaurants and the very popular theatre. Recreational facilities include cricket, football and rugby clubs, indoor tennis centre 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 Parkways. Birmingham Airport is 50 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 classy 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

The property is connected to mains electricity and water with a bio tank and oil fired central heating.

Local Authority

Wychavon district Council

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

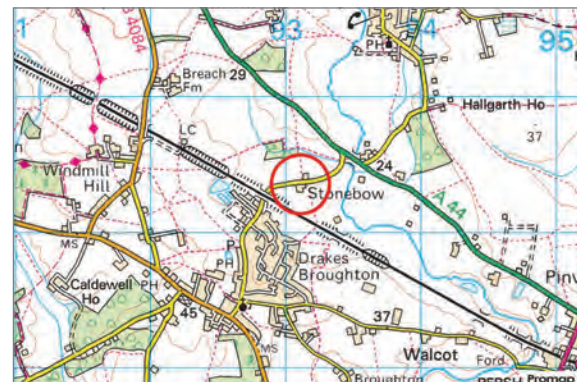
Saturday 9.00 am - 4.30 pm

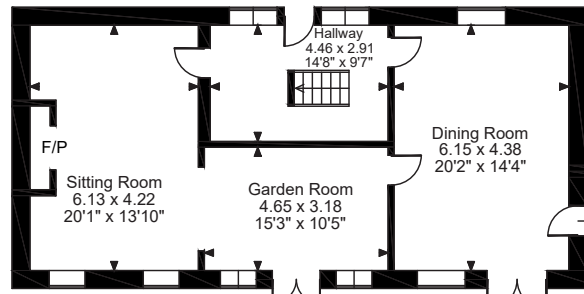
Sunday Appointments by arrangement

Directions

The post code to the property is WR10 2AT

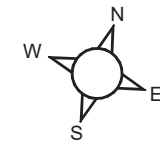
- Beautiful detached barn conversion
- One bed Annex, lounge, shower room
- Panoramic views, close to town
- 4 double bedrooms, en suite,
- Family bathroom, lounge
- Dining room, office, utility
- Modern kitchen, reception hall
- 2 cloakrooms, double garage
- Ample parking, garden, chain free
- Freehold





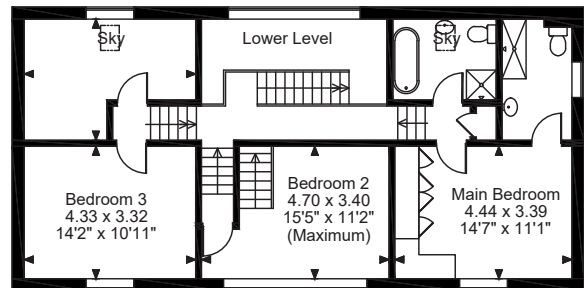
Stonehall Barn, Stonebow Road, Drakes Broughton, Pershore

Approximate Gross Internal Area
Main House = 2511 Sq Ft/233 Sq M
Garage = 317 Sq Ft/29 Sq M
Annexe = 624 Sq Ft/58 Sq M
Total = 3452 Sq Ft/320 Sq M

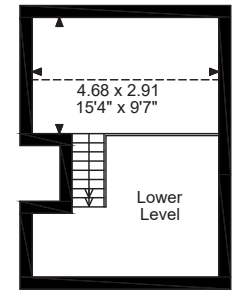
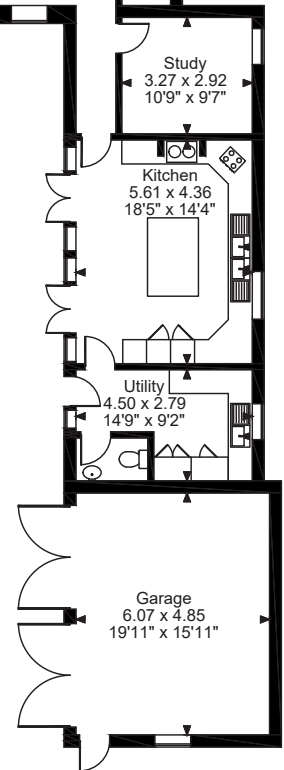


Ground Floor

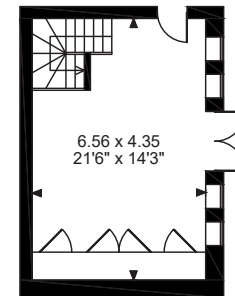
Bedroom 4
 4.30 x 3.04
 14'1" x 10'0"
 (Maximum)



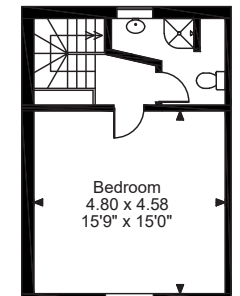
First Floor



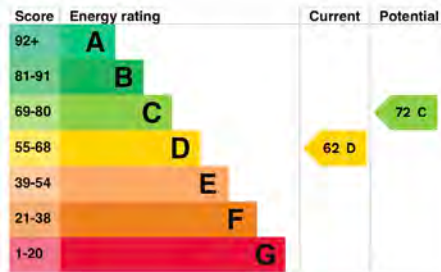
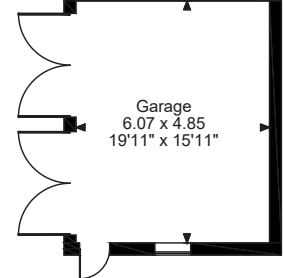
Mezzanine



Annexe Ground Floor



Annexe First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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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 04.10.2024







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



“ *I have used numerous estate agents over the years but none even come close to the professionalism and customer service of Clare. She is a delight to work with, always letting me know where we stood and would never let a difficult market place deter her from our positive outcome. She gets a ten out of ten! Couldn't recommend her any more highly.*
24/09/24



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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