



The Old Barn
Western Orchard | Fladbury | Pershore | Worcestershire | WR10 2QU

FINE & COUNTRY

THE OLD BARN

A grade II detached barn in a highly desirable village with three/four double bedrooms, en suite, family bathroom, shower room, kitchen, great hall/ sitting room, snug, utility room, garden room, garage, charming garden and parking. This property retains many original features, has fabulous living space, a versatile floor plan and offers buyers the chance to create their own home. Chain free.





Ground Floor

The Old Barn was first built at the end of the 14th century by the Bishop of Worcester and then added to in the 17th Century. A solid wooden door leads into the hall and through to the rest of the Barn. The great hall/sitting room is exceptionally spacious, spans the width of the property with windows on both sides, a glass door to the garden, vaulted ceiling to the roof, exposed beams, wooden floor and a contemporary wood burner. The snug has a window facing the front of the property and doors to the rear leading out to the garden and garden room. The kitchen is well proportioned with windows on one side and ample built in storage. The utility room has further storage, plumbing and a Belfast sink. There is a double bedroom facing the garden and a shower room with basin, W.C and shower.















First Floor

There are two stair cases one at either end of the barn. The stair case from the hall takes you up to a large double bedroom with vaulted ceiling, exposed beams, wooden floor, two Velux windows and an additional window with charming views. The family bathroom has a standalone roll top bath, W.C. and basin with a vaulted ceiling. At the other end is the master bedroom also with a vaulted ceiling, exposed beams, Velux windows, walk in wardrobe, and the en suite has a walk in shower, W.C. and basin.

There is a mezzanine room overlooking the hall/sitting room which can be used for many purposes from occasional bedroom, office and hobby room.









Outside

The front garden is charming, formally designed with a stone wall boundary, stone paths, flower beds, mature shrubs and a Well with a water feature. The rear garden is private and secluded and has been designed into a story of areas. There is a delightful mix of lawns, trees, flower beds, gravel beds, patios, entertaining areas, and vegetable garden. The summer house has an electricity supply, there is a workshop, single garage, and log store.









LOCATION

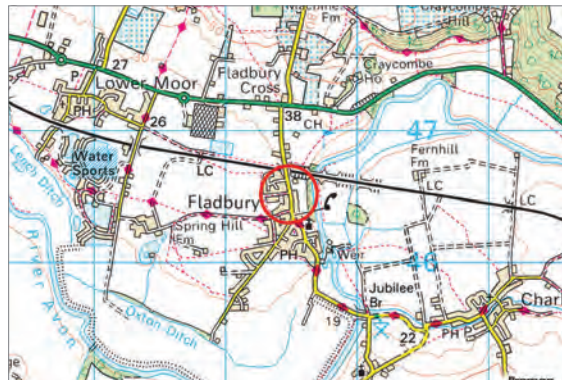
Fladbury is a very desirable village located close to both Pershore and Evesham on the banks of the River Avon. Offering excellent amenities including a primary school, village hall, church, award winning butchers, several public houses along with a cricket pitch and tennis and canoe clubs.

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 and restaurants. 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.

Evesham is an historic riverside market town with excellent boating and marina facilities as well as several leisure activities available in the area including, rowing, tennis, etc. The beautiful riverside town boasts a wealth of pubs, restaurants and shops.

There are main line trains to London and Birmingham from Evesham, Honeybourne, Pershore and the city of Worcester. Birmingham Airport is less than 40 minutes away as is the M5, M40, M42 and M6.





Services, Utilities & Property Information

The Property is connected to all mains services

Local Authority
Wychavon District Council

Tenure: Freehold | EPC Exempt | Tax Band: F

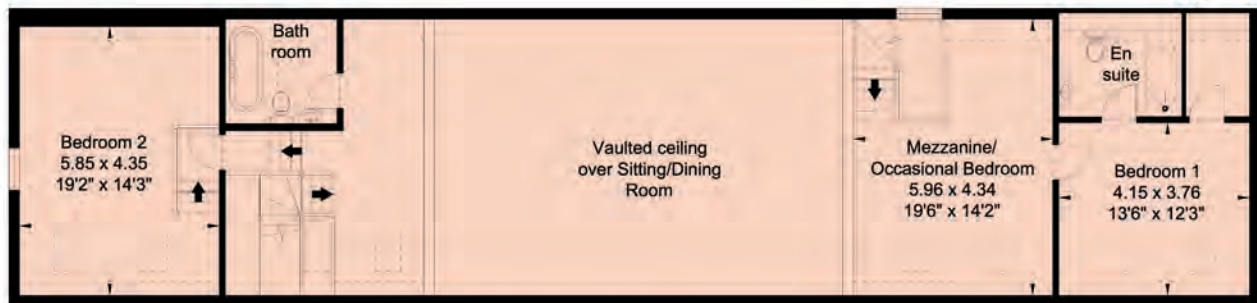
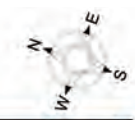
Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01789 332600.

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 for the property is WR10 2QU





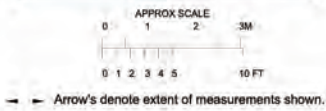
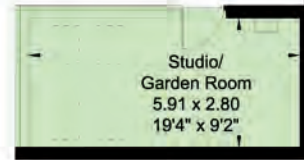
First Floor



Ground Floor

Denotes restricted head height

Approximate Gross Internal Floor Area
 House: 250 sq m (2,692 sq ft)
 Studio/Garden Room: 17 sq m (179 sq ft)
 Garage: 15 sq m (165 sq ft)
 Total: 282 sq m (3,036 sq ft)
 inc. restricted head height
 ©Cotswold Plans Ltd ma/15998
 This plan is for guidance only and must
 not be relied upon as a statement of fact.



The Old Barn Fladbury

EPC Exempt

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 08.10.2024







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



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In a very difficult market Clare Reeves stood by me for over a year and finally got me the sale I needed to move on. Clare was absolutely fantastic in her dedication, communication and willingness to do what was necessary to achieve my goal. 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.

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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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