



THE STABLES

Great Barn | Dunstall | Earls Croome | Worcestershire | WR8 9DF

HUGHES **HS** SEALEY

Welcome to... THE STABLES

Welcome to The Stables, a wonderful three-bedroom detached barn conversion, beautifully appointed and ready to move into and enjoy. On offer is much more than just the home, as also included within this super package is the equestrian element, which affords the new owner a stable block comprising of three stables, a tack room, hay store and rug room, plus an attached garage/workshop, a 50m x 20m menage, a lorry park and an attached paddock of circa ¾ acre. In addition, there are a further eight acres available by separate negotiation. And if that wasn't enough, completing the offering and ideal for those working from home is office accommodation. Converted from the property's original stable, the building offers the new owner two office spaces, a board room, a kitchen, a WC and finally a large storage room.

Add in that the property enjoys plenty of driveway parking alongside private gardens, you begin to understand why this home comes with such a high recommendation to view.

THE LOCATION

The property is situated approximately two miles from the historic riverside town of Upton upon Severn. Upton serves a wide rural catchment area with a thriving tourist industry due to hosting many well-known festivals throughout the year. It is located approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury.

Access to Junction 1 of the M50 is approximately 3 miles away, which links to the M5 motorway.

There are mainline railway stations located in both Worcester, including the new Worcester Parkway, and Malvern.

THE HOUSE

The property is beautifully presented and has three spacious rooms on the ground floor; the living room, the dining room, and the kitchen. Completing the ground floor is a cloakroom.

The living room enjoys plenty of natural light from the double-aspect windows while also benefiting from a double-height roof line, allowing the roof timbers to remain exposed. The room also benefits from a "Clearview" log-burning stove that is inset into the natural stone chimney breast. French doors from the living room lead neatly into the dining area, where the stairs turn and rise to the first floor, and a door to the front elevation leads to the gardens and parking area.

The kitchen is a lovely size and enjoys a wealth of fitted units that sit neatly alongside a host of integrated appliances. Furthermore, the kitchen has a large central island and is finished with granite work surfaces and a tiled floor. A door to the side elevation leads neatly onto the side terrace, perfect for enjoying a morning coffee.

Upstairs are three double bedrooms, all of which benefit from fitted wardrobes. Completing the upstairs is a stylish family shower room that enjoys a walk-in double shower.









Explore outside... THE STABLES

Externally, the home, which is accessed via double-opening electric gates, enjoys plenty of parking and private gardens, which include two terraced seating areas as well as a lawned garden.

THE OFFICE

The office was originally the stable block for the home. Having been converted, the current owners present a modern and contemporary building that enjoys plenty of natural light and benefits from air conditioning and heating system. Accessed by way of a smart door, the inner hall gives access to two large office spaces: a spacious board room, a kitchen, a WC and a large store room. With more and more people coming away from commercial buildings and working from home, you would be hard pressed to find a better space to work from.

THE EQUESTRIAN ELEMENT

Accessed via the main driveway and passing the office, there is an equestrian yard that offers all the facilities one could ask for. The stable block itself offers three boxes which are fitted with custom cushion flooring and which enjoy plenty of natural light, as all have windows to the

rear elevation. Furthermore, there is a tack room, a large hay barn/feed room, as well as a rug room. Attached to the stable block is a garage or workshop. The roofline overhangs the stables, ensuring that horses can be tacked up in the dry.

In front of the stable block is the lorry park where there is plenty of space for parking lorries or horse trailers, while to the side of the lorry park is the 50m x 20m menage, which has been finished to a sand and rubber surface. To the side and head of the menage is the adjoining paddock, which is circa $\frac{3}{4}$ acre. By way of separate negotiation, there is an eight-acre paddock that is located within 200 metres of the property. For further information please contact the office on 01242 220080 or cheltenham@hughesseale.co.uk

KEY FEATURES

- A stunning, three double bedroom detached barn conversion, ready to move into and enjoy
- Internally the property enjoys a spacious kitchen, separate dining room and a super living room
- To the upper level are three double bedrooms, all of which enjoy fitted wardrobes

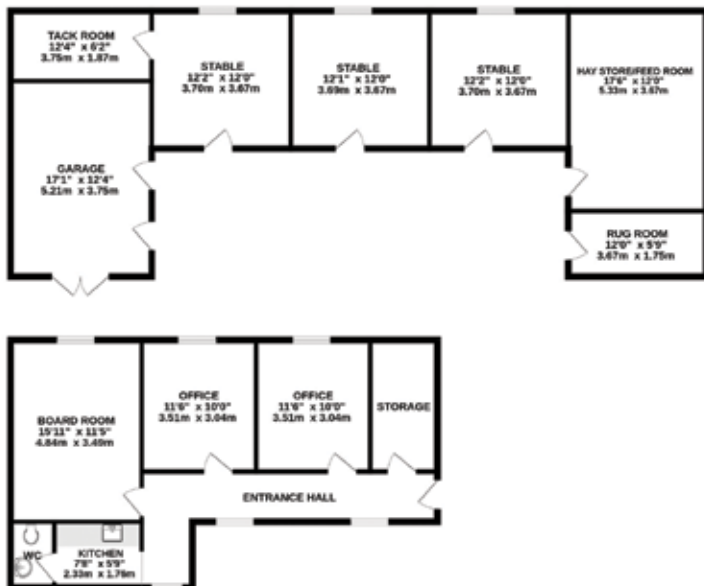
- Completing the property is the three-piece family shower room with walk-in shower
- Externally the home is accessed via electric gates and offers private gardens and parking
- In addition to the home, the original stable block has been converted into a home office
- The office enjoys a board room, two office spaces, WC, kitchen and store room
- In addition to the above is the equestrian facilities which include lorry park and 50 x 20 menage
- Furthermore is the stable block enjoying three stables, hay barn, tack room, rug room and garaging
- Attached paddock is $\frac{3}{4}$ acre. Further 8 acres available by separate negotiation

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: WR8 9DF. Upon arriving, the access to the property can be identified by our For Sale sign.



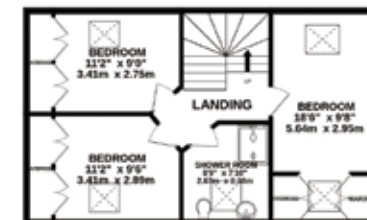
OFFICE AND STABLE BLOCK
1686 sq.ft. (156.6 sq.m.) approx.



GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



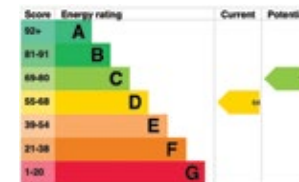
1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 3260 sq.ft. (302.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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