



BELL BARN

Lower Lane | Birlingham | Pershore | WR10 3AD

HUGHES **HS** SEALEY



# Welcome to... BELL BARN

Welcome to Bell Barn, a wonderful four double bedroom attached family home, located in this highly sought after village. Beautifully presented and enjoying a high degree of privacy, the property enjoys a wealth of internal space across the two floors and is further complimented by a mature garden that features an in-and-out driveway and is awash with colour. Internally the property enjoys a welcoming, central entrance hall which provides access to most of the ground floor rooms. To the right of the hallway is the spacious living room which features a raised, open fire to the

centre of the room, providing a super focal point. Further along the hallway is the separate dining room, currently used as a music room, plus a cloakroom. To the head of the hallway, a door leads through to the stunning kitchen/breakfast room. The kitchen enjoys a wealth of units, sitting alongside a host of integrated appliances, to include a four door AGA. The room further enjoys a central island, granite worksurfaces, a tiled floor and inset spotlights to the ceiling. Off the kitchen is the separate utility room and finally the family room,

which is a delight of a room. Open to the kitchen, this really is the most sociable of rooms, perfect for the children or adults alike when entertaining. Upstairs, there are four double bedrooms with the master bedroom and guest bedroom enjoying vaulted rooflines and exposed timbers to the ceiling. Furthermore, the principal bedroom features a modern three-piece, en suite shower room. Completing the property's accommodation are the remaining two double bedrooms and stylish, four-piece family bathroom.













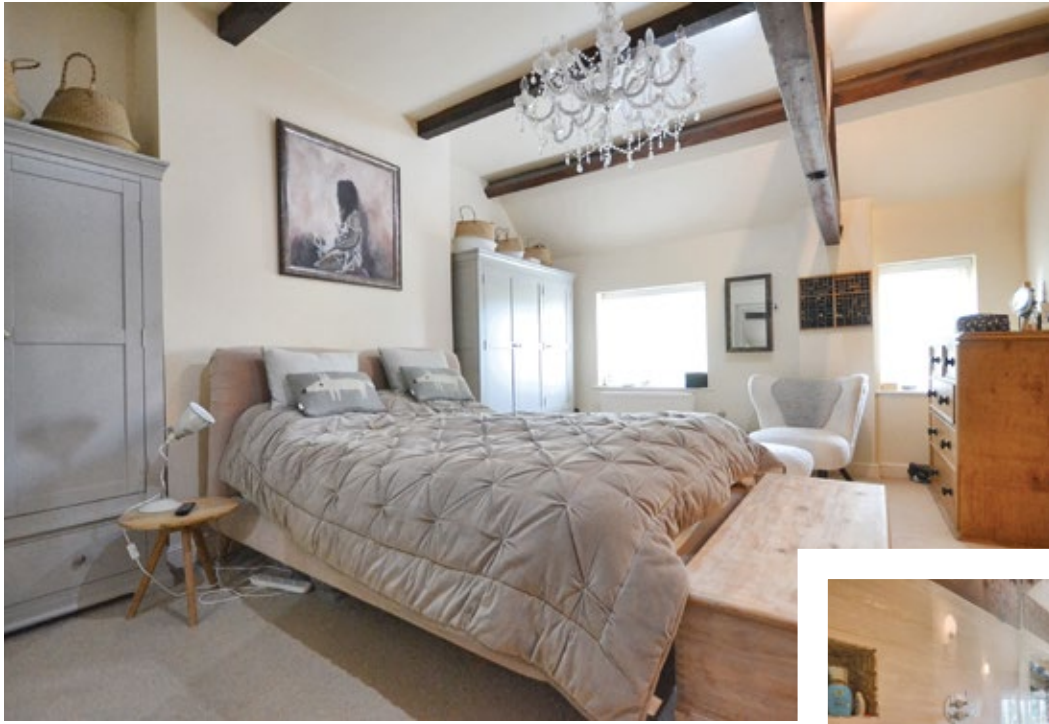














# Explore outside... BELL BARN

Externally the property enjoys an in-and-out driveway, accessed through double opening timber gates. The remainder of the garden is predominantly laid to lawn, although there are two terraced areas, perfect for outdoor dining. The garden enjoys a high degree of maturity and privacy, offering a good selection of trees and shrubs, with the garden enclosed by fencing and hedging.

## LOCATION

Birlingham House is situated in the heart of Birlingham, just outside the historic town of Pershore. The location enjoys beautiful open rural scenes and commands an impressive aspect from all sides.

The village features the church of St James the Great, The Swan Inn, Birlingham cricket club and a vibrant village hall. Day-to-day shopping is found in Bredon, which is approx. 6 miles away, regional shopping is found in Pershore and Tewkesbury, with more comprehensive regional shopping in Worcester, Malvern and Cheltenham.

There are notable schools in the area: The King's School Worcester, The Royal Grammar School Worcester, Bredon School, The King's School Gloucester and Cheltenham College are but a few.

There are mainline train stations in Tewkesbury, Worcester City, Worcester Parkway, Cheltenham and Gloucester. All of which have direct routes to London Paddington (approx. 2.15 minutes). The M5 motorway is a modes commute away, providing direct access to The Midlands, Bristol and the South West.

## KEY FEATURES

- A wonderful, four double bedroom attached family home, located in this highly sought after village
- Beautifully presented and ready to move into and enjoy
- Large private rear gardens enjoying paved terrace, lawns and a wealth of maturity
- In-and-out gravelled driveway, parking for multiple vehicles
- Entrance hall, cloakroom and living room with raised, central log burning fire
- Dining room, stunning kitchen/breakfast room with AGA and wealth of integrated appliances
- Just off the kitchen is the family room and separate utility room
- Master bedroom with en suite shower room
- Three further double bedrooms
- Four-piece family bathroom
- A property that must be viewed to be fully appreciated

## DIRECTIONS

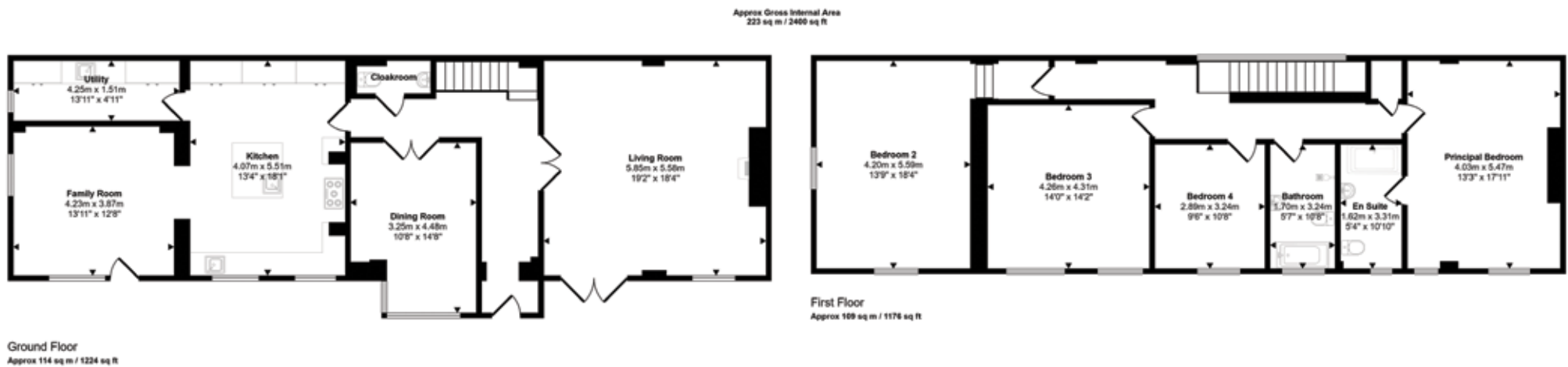
To locate the property, we would highly recommend using the What3Words app. Once accessed, input the following words: deploying,protestorlunlung as this will direct you straight to the property.











This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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