

BIRCHLEY BARN FARM

BOCKLETON, TENBURY WELLS, WORCESTERSHIRE



BIRCHLEY BARN FARM

BOCKLETON, TENBURY WELLS, WR15 8PW

Tenbury Wells 2 miles | Bromyard 9 miles | Leominster 10 miles | Worcester 25 miles

BIRCHLEY BARN

Substantial 3 bedroomed detached stone barn conversion | Ground Source Heat Pump | Two ensuite bedrooms
Underfloor Heating | Traditional features | Set in an elevated position

UPPER BIRCHLEY COTTAGE

Quaint 3 bedroomed detached cottage | Plethora of traditional features including flagstone floor, open fire and
wooden windows | Underfloor heating throughout | Elevated position with stunning viewings

LAND

Predominantly Arable Land | Grade II & III | Around 150.11 acres of Arable | Around 22.67 acres of Grassland
Around 13.88 acres of Woodland | Remainder dwellings, buildings, track | Mains Water | Cadmore Brook

BUILDINGS

Single Modern 4 bay Farm Building | Traditional brick and stone horseshoe shaped farm building

SPORTING

Superb sporting & recreation potential | Exceptional Drives | Sweeping valley | Native and Coniferous trees
Small Natural Pools

IN ALL ABOUT 189.56 ACRES (76.7 HECTARES)

OFFERS OVER £3,000,000



INTRODUCTION

Birchley Barn Farm offers a unique and exciting opportunity to acquire a predominantly arable farm near Tenbury Wells. The ring fenced farm comprises of a substantial detached three bedroom barn conversion, a three bedroom detached cottage, farm building and land in total extending to around 189.56 acres. The land is primarily Grade 2 and Grade 3 arable, with some grassland and woodland blocks providing sporting opportunities.

SITUATION

Birchley Barn Farm occupies a secluded yet highly accessible position at the end of a sweeping 700-metre private farm drive. Nestled in the picturesque northwest corner of Worcestershire, the farm is conveniently located near the historic market town of Tenbury Wells. Its strategic setting between the B4212 (Bromyard Road) and the A4112 provides excellent connectivity, with easy access to major routes including the A456, A44, and A49. A location plan is provided within these particulars for reference.



BIRCHLEY BARN

Birchley Barn is an impressive, detached three-bedroom stone barn conversion set in an elevated position, offering breathtaking views over the rolling countryside.

The property provides generous and well-designed living space, seamlessly blending charming traditional features with contemporary comforts. Highlights include a striking full-height glass wall with a mezzanine floor and an efficient ground source heat pump supplying underfloor heating throughout.

Adjacent to the main residence, a characterful stone and brick barn offers exciting potential for further development or alternative use, subject to the necessary planning permissions. Accessed via a private driveway leading from the main farm track, the property also benefits from ample parking at the rear.

The accommodation briefly comprises:

Lounge

The rear entrance of the property leads into a spacious hallway/living area featuring a partially vaulted ceiling, exposed timber beams, and a laminate wood-effect floor. The west side of the room is adorned with full-height windows, offering views of the front garden and dual aspect views with windows overlooking the rear of the property. This versatile space can be used as a secondary lounge or a separate dining room.

Kitchen

The spacious kitchen features timber wall and base units with a light granite-effect countertop, a stainless steel sink, a tile-effect floor, extractor fan unit, and plumbing for a washing machine. Triple aspect windows fill the room with natural light, and a single door provides access to the side of the barn.

WC

The downstairs cloakroom features a toilet, basin unit and laminate wood-effect flooring. The room also includes built-in timber storage cupboards that house the ground source heat pump.

Hallway

With understairs wooden storage cabinets and access through to the main living room and staircase leading to the first floor.

Living Room

Double doors off the hallway open into a spacious living and entertainment area featuring dual aspect views, including a French sliding door leading to the front garden. The room is adorned with exposed timber beams and a laminate wood-effect floor.



First Floor

A timber-carpeted staircase ascends to the first-floor vaulted landing, offering views through the full-height windows.

Bedroom 1 (Ensuite)

The master bedroom comprises a spacious double bedroom with an adjoining ensuite. It features dual aspect views overlooking the rear of the property and includes built-in wardrobes and storage. The room is adorned with exposed timber beams and carpet flooring.

Ensuite

With corner mixer shower, pedestal basin and toilet.

Family Bathroom

With pedestal basin, toilet, bath with shower over and exposed beams.

Airing Cupboard

With exposed beams, shelving and housing the hot water tank.

Bedroom 2 (Ensuite)

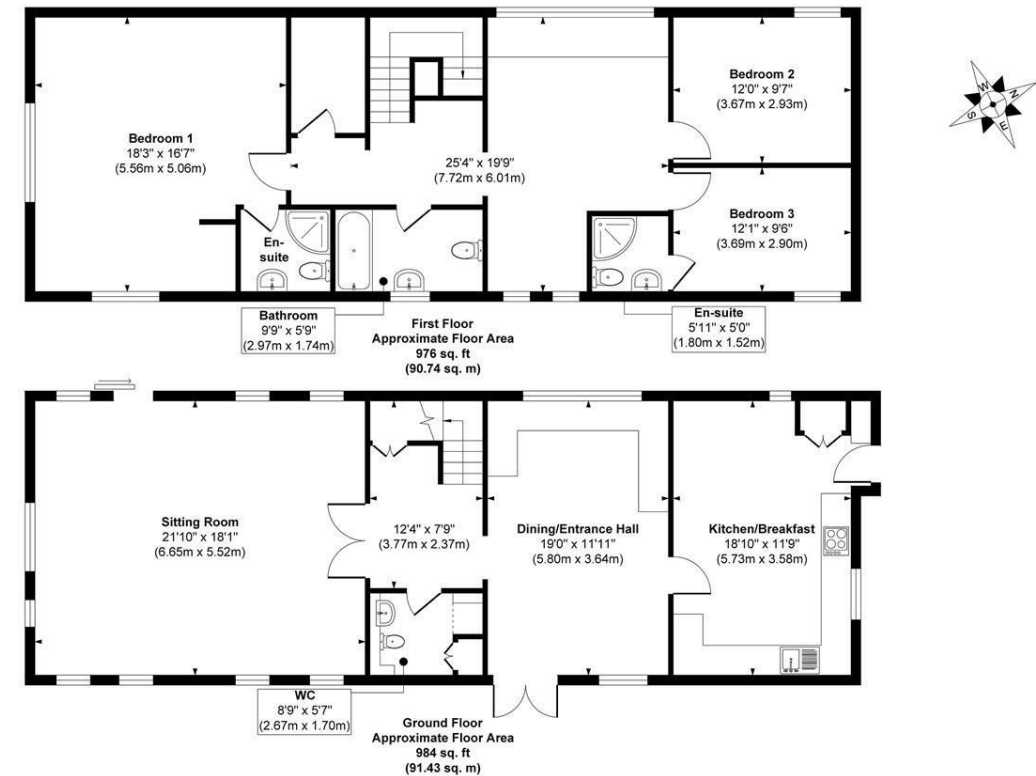
Double bedroom with ensuite shower room. Exposed timber beams and carpet floor, single window overlooking the rear of the property.

Ensuite

Shower room with basin and toilet.

Bedroom 3

Large double bedroom with single window overlooking the front garden, exposed timber beams and carpet floor.



UPPER BIRCHLEY COTTAGE

Upper Birchley Cottage; a quaint detached three bedroomed cottage set in an elevated position. The cottage retains a plethora of traditional features including flagstone floors, open fire and wooden windows. The cottage is set in an elevated position with a south facing garden and land below.

The accommodation briefly comprises:

Entrance Hall

With kitchen wall and base unit, plumbing for washing machine and lino floor

Kitchen

With wall and base kitchen units, granite effect work top and breakfast bar. Single oven and hob space with extractor fan. Velux skylight on the east aspect providing natural light and further window overlooking the rear garden and land beyond.

Dining Room

The dining room has a traditional flagstone floor with window overlooking the rear garden. The staircase provides access to the first floor and bedrooms.

Living Room

With traditional flagstone floor, open fire with window and door to the rear garden.

First Floor

The accommodation is spread across two different levels, with the second short flight of stairs leading to two of the three bedrooms.

Bathroom

Bath with mixer shower above, wash hand basin, toilet, lino flooring and corner airing cupboard.

Bedroom 1

Double bedroom with carpet floor and window overlooking the rear garden.

Bedroom 2

A double bedroom with carpet floor and single window overlooking the garden. The room provides access to the properties loft space.

Bedroom 3

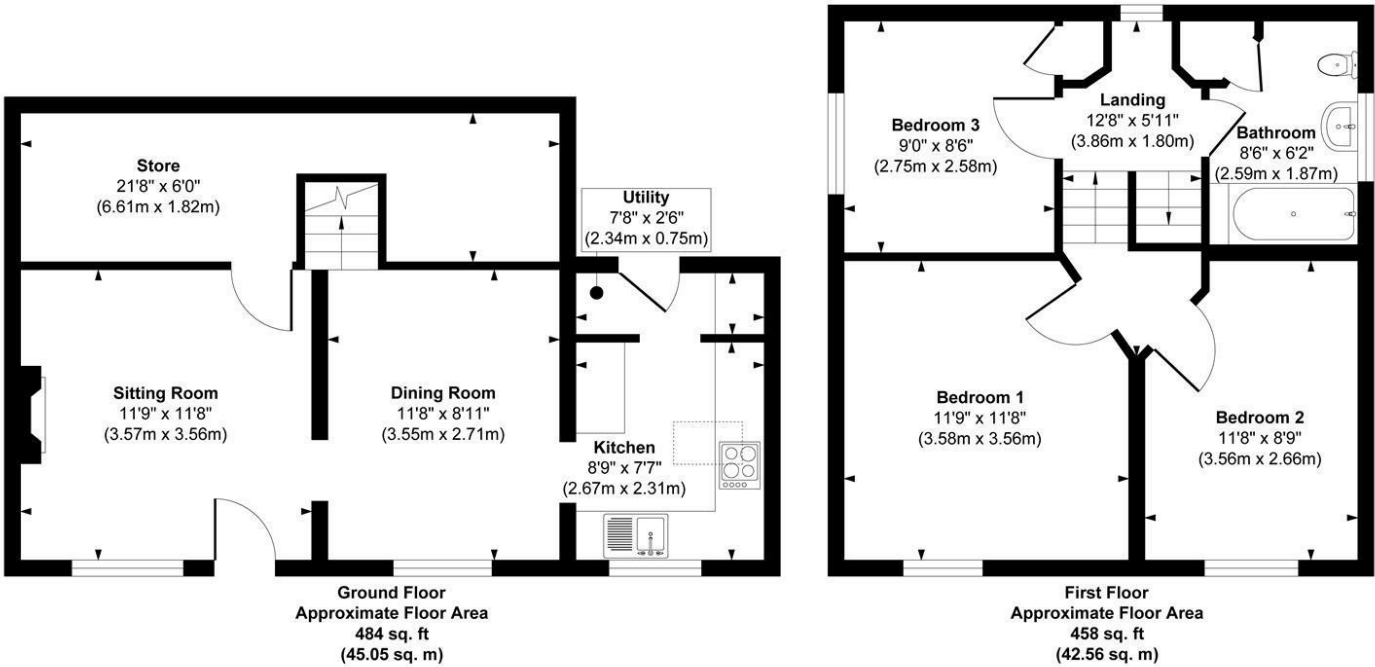
Single bedroom with built in storage cupboard and window overlooking side of the property.

Store

The property includes an adjoining store which is currently accessed externally.



Upper Birchley Cottage, Bockleton Road, Tenbury Wells, WR15 8PW



Approx. Gross Internal Floor Area
Main House = 942 sq. ft / 87.61 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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LAND

The land is in a ring fence extending in total to around 189.56 acres of predominantly arable Grade 2 and 3 according to the Provisional Land Classification Maps of England and Wales. Soilscares describes the soil type as being freely draining slight acid but base-rich and loamy soils with moderate to high fertility.

The land is currently farmed in-hand and is sown to Winter Wheat, Winter Barley and one grass ley with red clover. A 5-year cropping schedule is available upon request. We understand the land has benefitted from regular farmyard manure applications and appears in good heart.

BUILDINGS

There is a single modern 4 bay steel portal framed building with concrete floor and sheet sides. The barn is situated immediately off Bockleton Road at the entrance to the farm drive. The barn is currently used for agricultural purposes with potential for conversion to other uses subject to planning permission. There is also a horseshoe shaped range of traditional stone and brick outbuildings. The buildings are in a poor state but could provide a useful footprint for further ancillary accomodation or stabling subject to all necessary consents.





EPC

Birchley Barn has an Energy Performance Rating of E
Upper Birchley Cottage has an Energy Performance Rating of D

Council Tax Bands

The Barn is Band F
The Cottage is Band E

Sporting

The landscape of Birchley Barn Farm offers a stunning natural setting for a variety of recreational and conservation activities. The woodlands consist of a blend of native and coniferous trees, offering ideal cover for game birds and shelter for livestock. Historically, the farm has hosted a successful syndicate shoot, with the diverse terrain providing exceptional drives. There are also a number of small natural pools.

Services

We understand Birchley Barn benefits from Ground Source Heat Pump underfloor heating, double glazed wood effect pvc windows, mains water, mains electricity and a shared septic tank with Upper Birchley Cottage. The services have not been tested. We understand Upper Birchley Cottage benefits from oil fired underfloor heating, double glazed timber windows, mains water, mains electricity and a shared septic tank with Birchley Barn. The services have not been tested.

The land to the east is entitled to a free water supply for the trough in field 6647. This right is subject to the use not substantially reducing, or interfering with, the neighbour's supply.

The Cadmore Brook runs along the southern boundary.

Access

The access track is included to the sale and provides access to the fields.

Tenure & Hold Over

Birchley Barn, buildings and land is sold freehold with vacant possession. Upper Birchley Cottage is sold subject to an existing Assured Shorthold Tenancy (AST).

The Vendor reserves the right to harvest the 2025 crop, bale and remove the straw.

Wayleaves, Easements & Right of Way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared. There are public bridleways and a single public footpath crossing the land. Further information available via the Malvern Council website and from the selling agent.



Basic Payment Scheme & Stewardship Schemes

The delinked BPS payments are reserved by the Vendor.

The land is not currently entered into any environmental schemes as far as we are aware.

Sporting, Timber & Mineral Rights

All standing timber, mineral rights or any sporting rights, if owned, are included in the sale. Full information available in the legal pack.

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Planning

Full details of the planning history can be found on the Malvern Hills District Council website.

Local Authority & Public Utilities

Malvern Hills District Council, The Council House, Malvern WR14 3AF
Severn Trent Water, Coventry. CV1 2LZ
National Grid ED (West Midlands), Bristol, BS2 0TB

Agents Note

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Viewing

Viewing strictly by appointment with the selling agent only.
Katie Bufton on 01432 356161 (Option 3)
k.bufton@sunderlands.co.uk

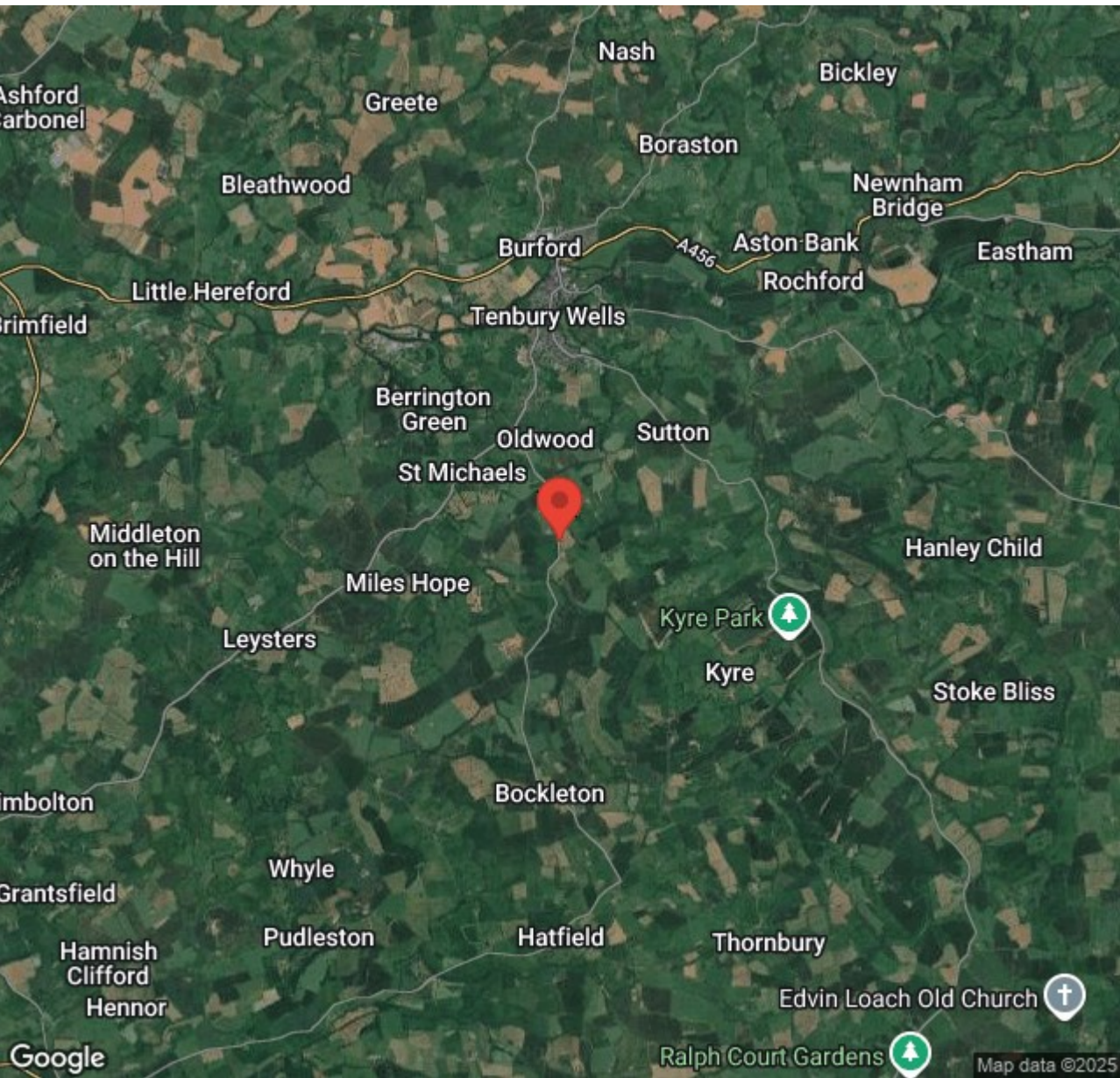
What3Words

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Directions

From Leominster, follow the A49 towards Ludlow. After approximately 0.5 miles take a right turning onto the A4112 signposted Leysters & Kimbolton. Follow the road for approximately 7.5 miles proceeding through the village of St Michaels on to Oldwood Common. Take the right hand turning signposted to Bockleton and proceed for just over 1 mile. The farm drive is located on the left as per the agents For Sale board.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	54 E	
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	54 E	
21-38	F		
1-20	G		

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Email: hay@sunderlands.co.uk

www.sunderlands.co.uk

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.