



Birchley Barn, Bockleton, Tenbury Wells, WR15 8PW



Sunderlands
Residential Rural Commercial



**Birchley Barn
Bockleton
Tenbury Wells
WR15 8PW**

Summary of Features

- Substantial 3 Bedroomed Barn Conversion
- Traditional features throughout
- Groundsource Heat Pump
- Set in an elevated position with far reaching views
- Scope to further extend subject to necessary consents
- Land available by separate negotiation

£650,000

Tenbury Wells 2.7 Miles | Ludlow 13 Miles
Worcester 25 Miles

INTRODUCTION

Birchley Barn offers a spacious detached 3 bedroomed stone barn conversion with traditional outbuilding and garden. The barn is set in an elevated position with stunning views across the surrounding rolling countryside. The property includes a full-height glass wall with mezzanine floor, and a ground source heat pump that provides underfloor heating throughout. The barn is accessible via a private driveway off the main farm drive, with ample parking space at the rear. Additional land may be available by separate negotiation.

SITUATION

Birchley Barn Farm enjoys a convenient yet secluded location at the end of a sweeping 700-meter private farm drive. It is situated in northwest Worcestershire, near the market town of Tenbury Wells. The farm benefits from its strategic location between the B4212 Bromyard Road and the A4112, with excellent road links to the A456, A44, and A49. A location plan is included in these details.



The accommodation 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.

Land

Externally the property benefits from a lawned garden to the front with large level parking area to the rear. Additional land is available to purchase by separate negotiation.

Building

There is a horseshoe shaped range of traditional stone and brick outbuilding. The buildings are in a poor state but could provide a useful footprint for further ancillary accommodation or stabling subject to all necessary consents.

EPC

Birchley Barn has an Energy Performance Rating of E

Council Tax Band

The Barn is Band F

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 the nearby cottage.





Access

The farmhouse will have a right of way reserved along the track shown dotted blue subject to a maintenance contribution according to user.

Right of Pre-emption

The Vendors reserve the right to have first refusal to purchase back the farmhouse at market value.

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 and undeclared. 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.

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.

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 agent only.

What3Words

///riders.goose.building

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.



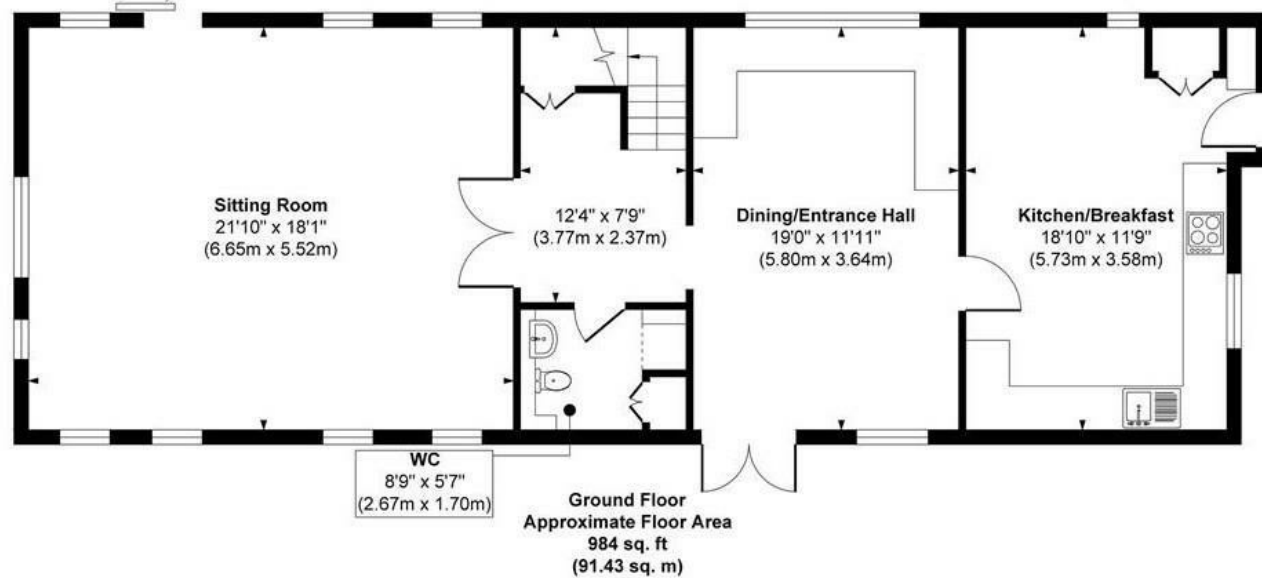
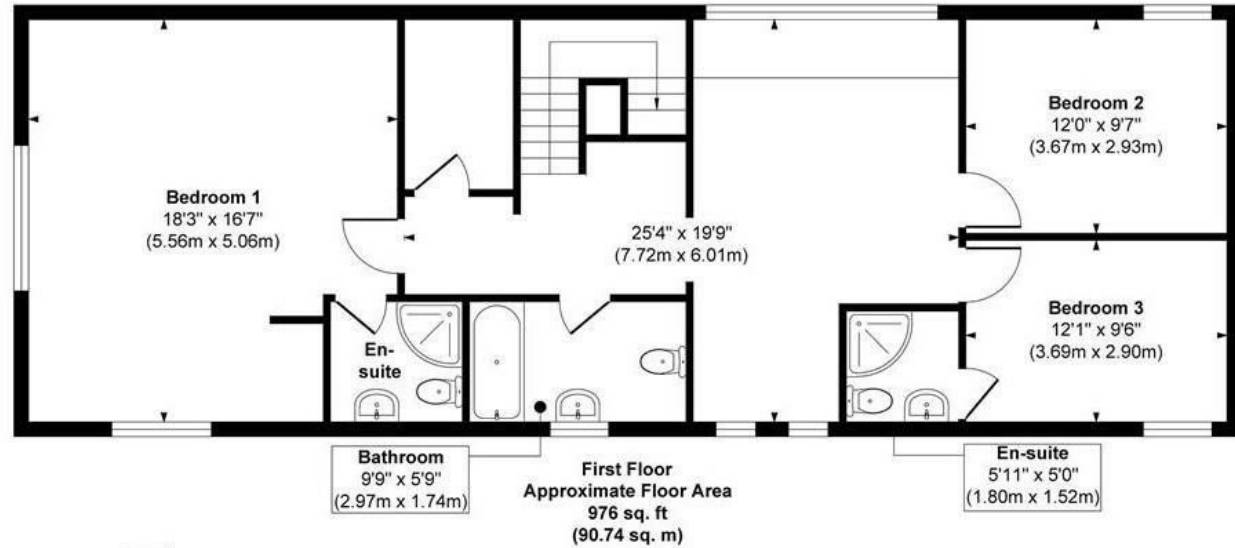


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Sunderlands Hereford Branch
 Offa House, St Peters Square,
 Hereford HR1 2PQ
 Tel: 01432 356 161
 Email: hereford@sunderlands.co.uk
www.sunderlands.co.uk

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Approx. Gross Internal Floor Area
Main House = 1960 sq. ft / 182.17 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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