



SHIRE BARN
— Hanbury, Droitwich —

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SELLING UNIQUE AND BEAUTIFUL HOMES

WELCOME HOME

Forming part of an exclusive community of barn conversions just outside the flourishing village of Hanbury, Shire Barn is a fabulous home that offers everything you need for a relaxed rural lifestyle.

Enjoying picture-perfect views, with the Malvern Hills in the distance, and enviable tranquillity, this attractive red-brick three-bedroom country residence was converted 24 years ago and boasts lots of character in tandem with stylish 21st-century touches throughout the flexible, free-flow layout covering 2200 sq ft and two floors. It's perfect for a family or equally attractive to downsizers as it's future-proofed with an en-suite ground floor bedroom.

All the rooms are generously sized and day-to-

day life is sure to revolve round the dazzling bespoke designer kitchen, refitted four years ago, which flows open-plan into an impressive vaulted dining/family area – all flooded with oodles of natural light.

Also on the ground floor are a lovely airy sitting room with woodburner, large study (or possibly a fourth bedroom), en-suite bedroom and cloakroom/WC while, upstairs, there's a pair of light and spacious vaulted bedrooms – one of them with en-suite shower room – plus a family bathroom.

This is all backed up by an acre of well-kept gardens and paddock – ideal for youngsters who've been hankering for a pony – plus plenty of parking space!



Shire Barn combines its countryside location with close proximity (a 10-15 minute drive) to the bustling towns of Droitwich Spa and Bromsgrove, which both have railway stations and a wide range of supermarkets including a Waitrose store in each, shops, leisure options, GP surgeries and dentists.

This is a very special, beautifully presented barn conversion, here are the finer details . . .





GREAT FLOW AND FLEXIBILITY

Shire Barn is positioned well back from the road alongside a farmhouse and a small number of barn conversions gathered round a large gravelled courtyard. There's space for up to eight vehicles on the block paved parking area running the width of the red-brick property, with a single attached garage at the end.

The views across the Worcestershire countryside are stunning and extend as far as the distant Malvern hills.

The rustic warmth of Shire Barn is immediately appreciated as you enter through the front door into the entrance hall with its timber features - ceiling beams, interior doors, skirting boards and banisters of the staircase curving to the upper floor.

To the right, the hallway flows seamlessly through a wide opening into the sitting room, a lovely bright room with French doors on both sides and a handsome red-brick inglenook-style fireplace fitted with a woodburner to keep things cosy in the winter.





Prepare to be wowed by the adjoining 22x16ft kitchen/dining room – the lofty height of the vaulted and beamed ceiling adds dramatic style boosted by an overhead red-brick feature wall and ultra-modern quartz-topped charcoal grey island between the diner and chic fitted kitchen.

There's a trio of windows and French doors to the garden keeping everything light, bright and upbeat and loads of space for a nice big table and chairs – equally perfect for family meals or candlelit dinner parties. With bar stools the central island is the ideal spot for quick school-day breakfasts or coffee breaks.

The sleek modern dove grey cabinetry encompasses an integral Neff double oven, induction hob and extractor fan plus Bosch dishwasher and washing machine. With smart ceramic tiled floor and quartz worktops this is a supercool kitchen to envy!





To the left of the entrance hall, which also has a cloakroom with WC, there's a study with plenty of space for a couple of desks and next to that a spacious 16x14ft bedroom with en-suite shower room. It adds futureproofing to Shire Barn and there's an option to use the study as a fourth bedroom too if desired.



ON THE FIRST FLOOR

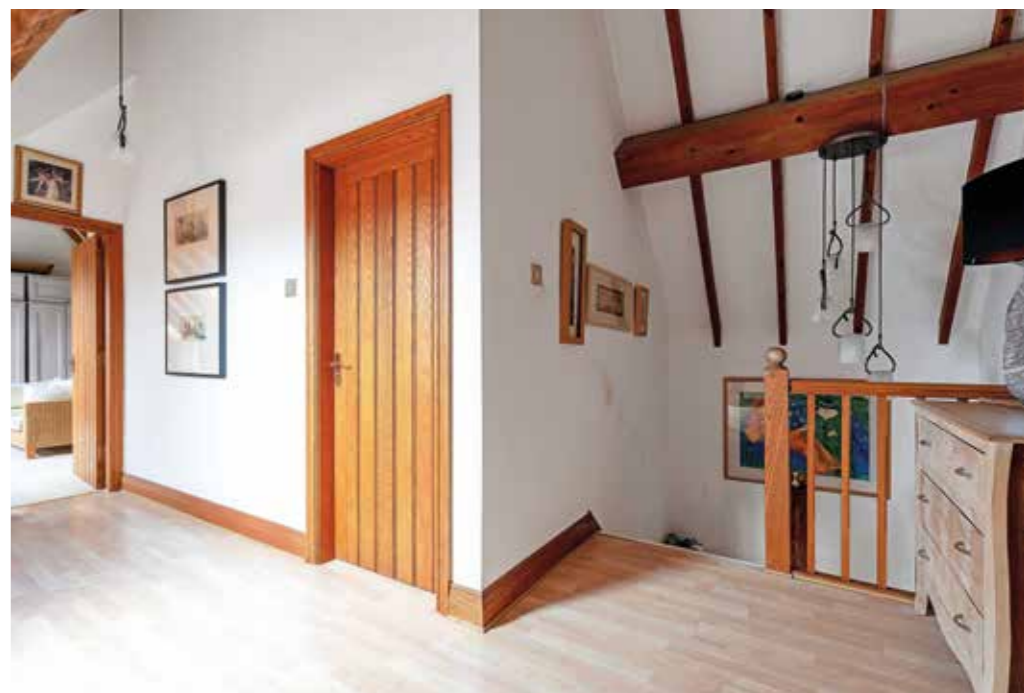
Upstairs there are two fabulous 17x11ft vaulted bedrooms – spacious havens of peace and total relaxation beneath the impressively high beamed ceilings with Velux windows.



The principal bedroom has its own en-suite shower room and next to this is the family bathroom with a statement turquoise freestanding bathtub with clawed feet.

These rooms are accessed via an equally impressive timber-beamed landing complete with a large storage cupboard and space to create a cosy reading nook under the Velux window.





GARDENERS' WORLD

The French doors from the sitting room and kitchen/dining room can be flung open in the summer to create that desirable indoors-meets-outdoors merger with the paved and timber decked terrace of the rear garden. Stretching the entire width of the house it's perfect for after-work G&Ts, family barbecues or simply relaxing on a lounge in the sun.

The remainder of the garden is laid to lawn, with a couple of plant borders, and stretches down to the paddock at the far end, accessed via a gate in the timber post-and-rail fence. Everything is beautifully tended and secure, ideal for children to run about and kick a ball or for the siting of play equipment. It's a blank canvas for further cultivation – a vegetable garden perhaps? There's also a garden shed.

Shire Barn also has shared use, with the other barn conversions, of a tennis court.





ROUND AND ABOUT

Shire Barn and Hanbury are located in the North East of Worcestershire, only 15 miles from the centre of Birmingham, very close to the M5 and M42 motorways and roughly equidistant from Droitwich Spa and Bromsgrove and their railway stations.

Dominated by St Mary the Virgin Church, which is perched on a hill, Hanbury's setting is one of beautiful countryside criss-crossed with footpaths and canals, flower meadows and woodland. All of the countryside can be enjoyed by walking a choice of 329 footpaths kept open and waymarked by volunteer wardens.

Pick up a map in the church or Hanbury village hall and take your pick. A popular six-mile walk from the church takes in the National Trust's Hanbury Hall and the

Birmingham Worcester canal, finishing with tea at the Jinney Ring crafts centre or a pint or glass of wine at the local pubs - The Vernon Arms or the canal side Eagle and Sun with its' daily carvery and view of the barges bobbing on the water. Children will also love a trip to the lido park in Droitwich.

Good schools are essential for families and Hanbury is well served with the village primary school and secondary schools in Droitwich Spa and Bromsgrove all Ofsted-rated 'good'. There's a great choice of private schools too including RGS Dodderhill, The River School, Bromsgrove School, Royal Grammar School, The King's School and Bowbrook House School.

WHERE TO GO WHEN YOU NEED...



Milk: The nearby community shop in Feckenham is approximately five minutes' drive away and is open seven days a week. It won the Best Village Shop award in 2009. As well as your pint of milk, you can pick up other essentials including locally sourced meat, fruit and vegetables, wine and beer, fresh bread and confectionery. You can also enjoy tea and freshly baked cakes in the tearoom.



Gym/Fitness: There are several gyms and leisure clubs in the surrounding area. Shire Barn sits equidistant between David Lloyd Bromsgrove and David Lloyd Worcester both seven miles away. Liberty leisure at Wychbold offers a huge gym, salt and steam room saunas and a spa facility. Droitwich Lido is one of the UKs last remaining inland, open- air saltwater swimming pools.



Golf/Tennis: The award winning Gaudet Luce Golf and Leisure Complex and Droitwich Golf Club are both approximately 4 miles from Shire Barn. Additionally, for tennis players Droitwich Tennis Club has a thriving membership and has one of a few select level 5 coaches in the County.



Schools: Hanbury C of E First School is well regarded and is rated 'good' by Ofsted. For middle and secondary schools there is Westacre and Droitwich High School respectively. There are several Independent Schools namely RGS Dodderhill for girls, Bromsgrove School and Kings Worcester.



Walks: Hanbury Hall is a stunning National Trust Property and boasts four hundred acres of parkland which you can explore. The renowned Hanbury Park Blue Route offers an easy walk across Hanbury's parkland. Alternatively, the Hanbury Circular Walk is a six-mile gentle route along the canal and hedge lined fields and parkland. There are many other footpaths criss-crossing through fields in this beautiful part of Worcestershire.



Weekly Shop: For anything that you cannot find in the community store, there are several large supermarkets in Droitwich including Waitrose, Morrisons, Aldi and Lidl, as well as Sainsburys local and M&S Simply Food.



Dinner/Drinks: You will find several good local pubs in the vicinity of Shire Barn. The Vernon Restaurant is just over one mile away and has an extensive menu using locally sourced ingredients, as well as offering international cuisine. Alternatively, The Queens Head at Stoke Prior sits in a tranquil setting overlooking one of Worcestershire's finest canals. The Queen's Head is a vibrant and welcoming pub mixing traditional period features and offers a gourmet menu and regular live music. In Droitwich Spa you can find a whole host of restaurants, including Vasaanti and Dilshad Tandoori for Indian food, and the highly rated Italian restaurant Benvenuti.



THE FINER DETAILS

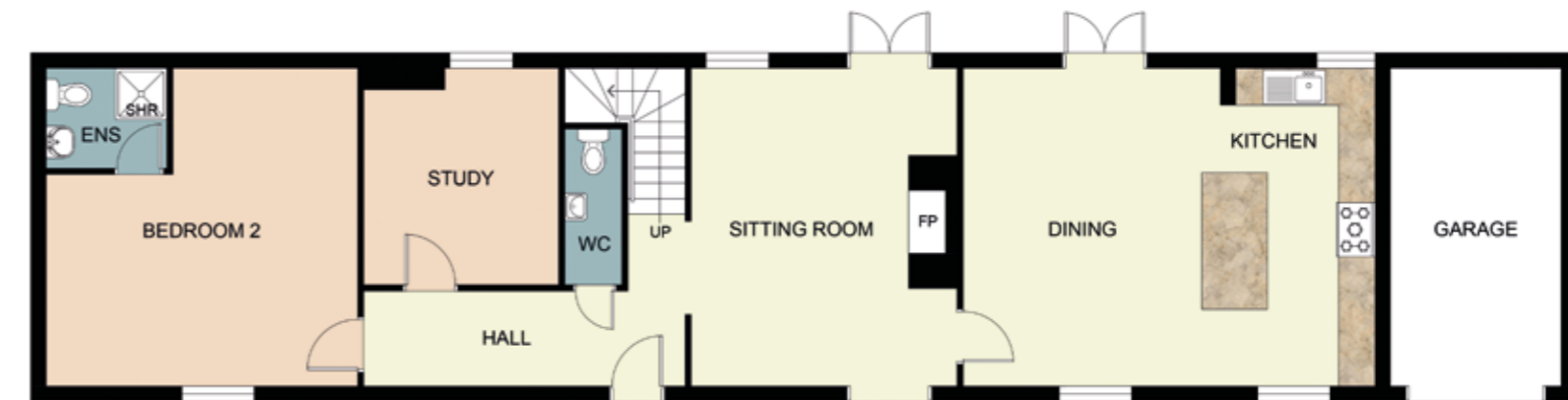
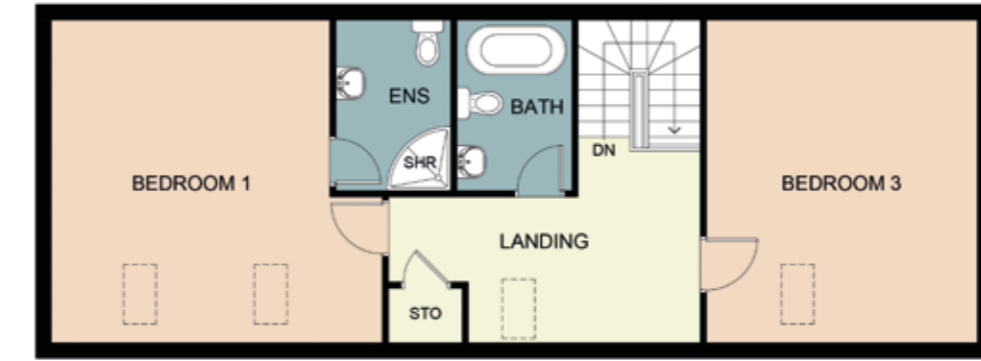
Square Footage: Ground Floor – 127.9 sqm / 1376.8 sq.ft
 First Floor – 76.8 sqm / 826.9 sq.ft
 Approx. Total Area – 204.7 sqm / 2203.7 sq.ft

Council Tax Band: G

Heating: LPG Gas

Distances: Worcester - 9.5 Miles
 Droitwich - 3 Miles
 M5 Junction 5 - 4 Miles
 Stratford-upon-Avon - 18 Miles

Local Authority: Wychavon District Council



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	47 E	
21-38	F		
1-20	G		

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