



Long Barn Russell Street, Great Comberton, Pershore, WR10

Offers in excess of £750,000



CHRISTIAN
LEWIS
—PROPERTY—



CHRISTINA
LEWIS

Long Barn Russell Street, Great Comberton

Pershore, WR10 3DT

- A truly fabulous barn conversion in a peaceful location
- Stunning first floor kitchen/dining/living
- Detached
- Ample parking with two driveways
- Large utility room
- It certainly has the WOW factor
- Underfloor heating and multi fuel wood burner
- Rear gardens
- Scope to erect a carport or garage (STPP)
- Spacious master bedroom with dressing area and ensuite

A beautiful barn conversion situated down a quiet lane that certainly has the WOW factor!

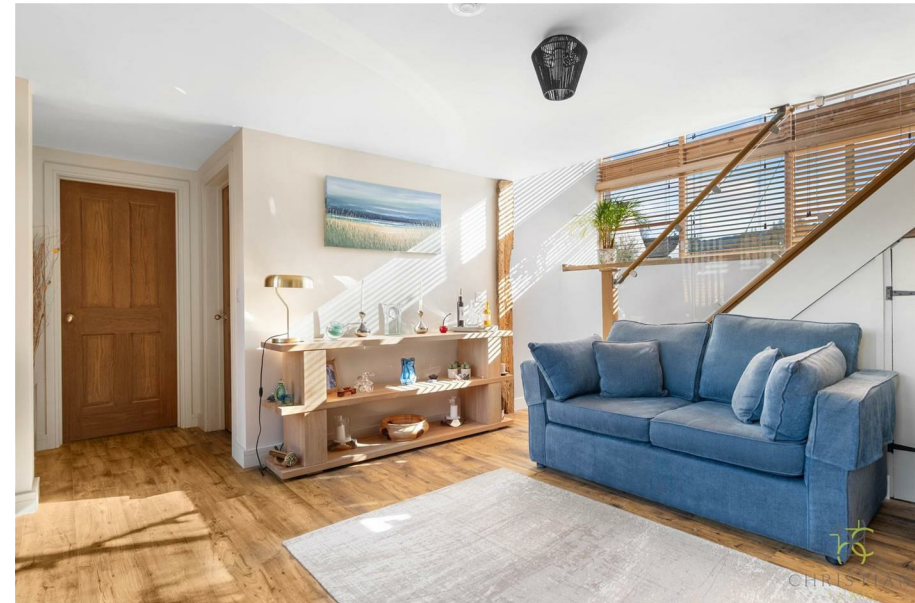
This beautifully presented detached barn conversion, completed in 2019, offers spacious and stylish living just three miles from Pershore. Thoughtfully designed, it features an impressive open-plan first floor with full-height windows showcasing stunning views of Bredon Hill. The ground floor includes four well-proportioned bedrooms, a study/store, and a snug with bi-fold doors opening to the rear garden.

Long Barn seamlessly blends period charm with contemporary style. A half-flight of stairs leads from the entrance hall to a bright, open-plan kitchen, dining, and living space, complete with a vaulted ceiling, exposed beams, and a multi-fuel wood burner. The Shaker-style kitchen boasts Neff appliances, an induction hob, a Belfast sink, granite worktops, and a breakfast bar. A separate family room with a gas flame fire provides additional living space. The ground floor is accessible from both the main entrance and an open staircase leading to the snug. The generously sized main bedroom features dual-aspect windows, a dressing room, and a luxurious en-suite with a corner bath, twin basins, a walk-in rainfall shower, and fitted storage. Two further en-suite double bedrooms, and a single bedroom with Jack-and-Jill bathroom arrangement. A separate study/store room.

A gated gravel driveway provides parking for up to four vehicles. The landscaped rear garden includes a lawn, mature trees, shrubs, flower beds, decking, and raised vegetable beds. A large garden shed/workshop offers additional storage.



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Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band G
EPC Rating: B

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Services, Utilities & Property Information

Utilities – Mains gas, electricity, water and drainage are connected to the property.

Tenure – Freehold

Property Type – Detached barn conversion

Construction Type – Wooden frame construction

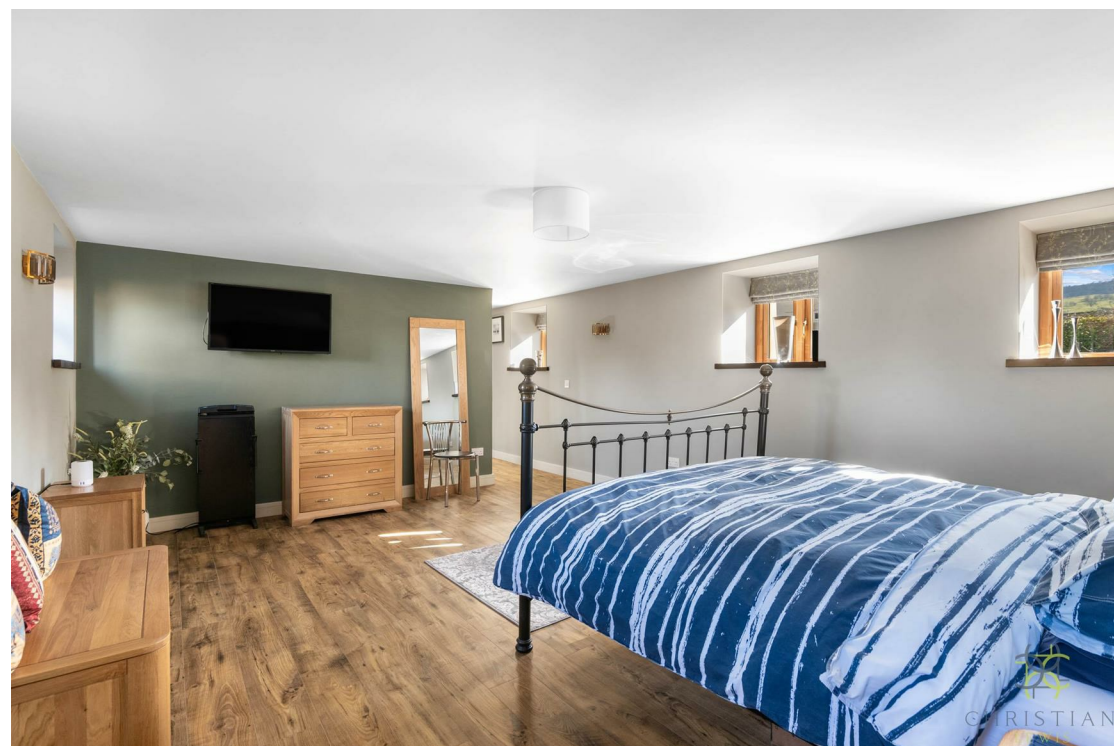
Council Tax – Wychavon District Council

Council Tax Band G

Parking – Driveway parking for up to 4 cars

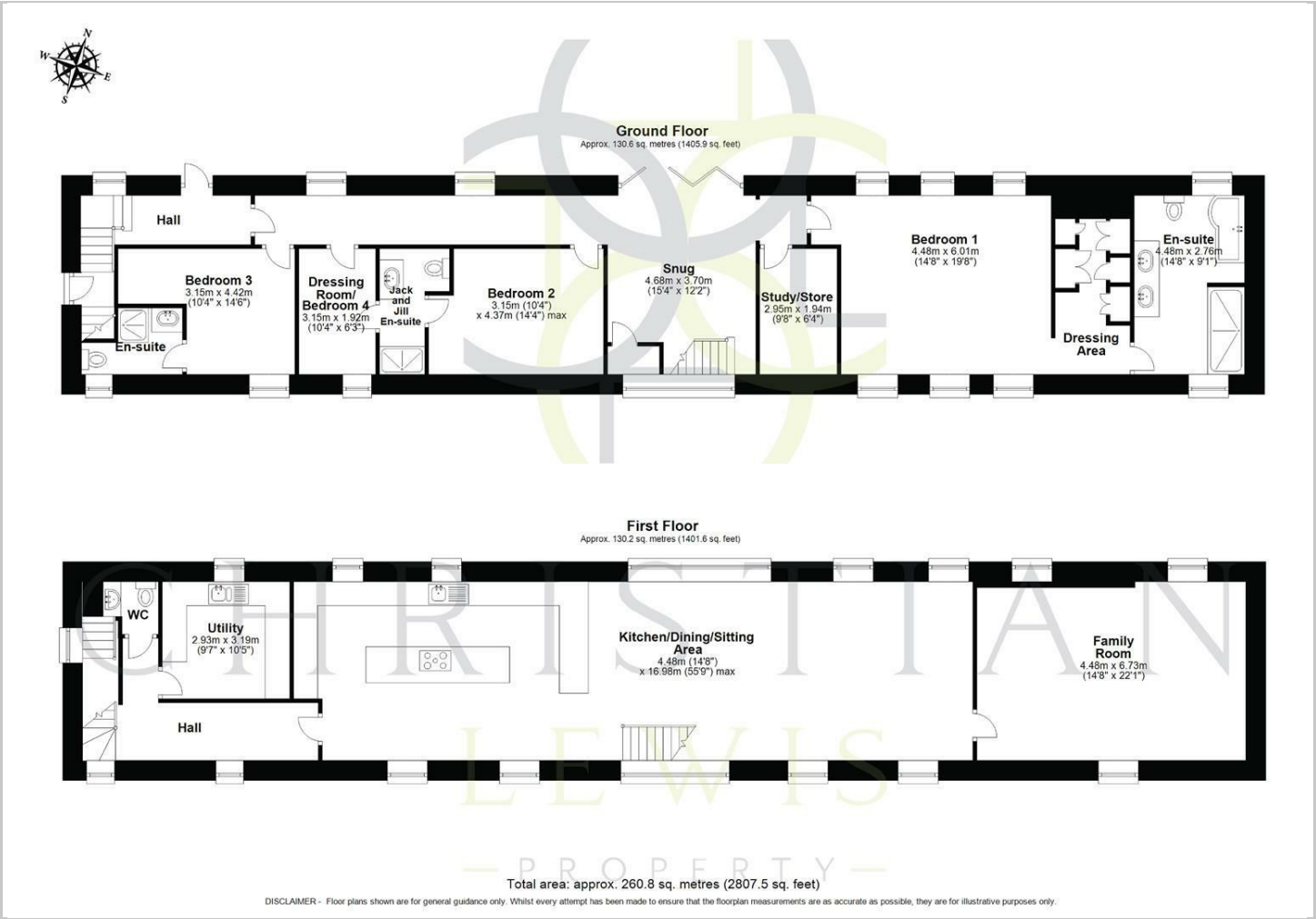
Mobile phone coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - FTTB Superfast Fibre Broadband connection available- we advise you to check with your provider.





Floor Plans



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

