



# Wyneyards Barns

Ombersley | WR9 0LQ



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This stunning sandstone barn has been expertly transformed to seamlessly combine rustic charm with modern conveniences, all set against a backdrop of breathtaking countryside views. The property retains its original character, with features like oak beams, inglenook fireplaces, and Ledge and Brace doors, while embracing the ease and functionality of contemporary design elements, making it an ideal home for modern living.

## Location:

Wyneyards is located just outside the historic village of Ombersley, a highly sought-after village that provides all the benefits of countryside living, whilst still being excellent for commuting and providing an extensive range of local amenities, including: three public houses, a fine dining restaurant, butchers and café, doctor's surgery, village store and primary school, tennis club, Aesthetics & Wellness Space 'SkinFolk' and a renowned golf club. Benefiting from its peaceful location with a variety of public footpaths and bridlepaths to enjoy the outdoors. Lincomb Equestrian is also a short distance from the barn, ideal for horse lovers. Further amenities can be found in the historic Cathedral City of Worcester such as retail shops, bars, restaurants and cafes, as well as sporting venues and leisure centres. The motorway network can be accessed via junction 6 of the M5 being just 10 miles away from the property. Train Stations in Droitwich (6 miles) and Worcester (8 miles) offer direct services to Birmingham and London respectively. (All distances are approximate).

## Education:

There's a wonderful variety of schooling nearby, with Hartlebury CofE Primary School, and the local Sytchampton Endowed Primary School located just a short drive away. In secondary education, Droitwich Spa High School and Sixth Form Centre is less than seven miles away. Top levels of independent schooling can be found locally with Kings Hawford and Kings School Worcester, alongside Royal Grammar School, Worcester and the highly regarded Bromsgrove School.

## Accommodation Comprising Of:

Open Plan Dining/Family Space, Sitting Room, Kitchen, Laundry Room, WC, Master Bedroom with En-suite and Walk-in Wardrobe, Bathroom, Bedroom 2 with Balcony, Bedroom 3, Allocated car port.





#### Ground Floor Accommodation:

Expertly crafted and individually designed by Tefore, this stunning barn conversion showcases Lancaster Oak cabinetry in a timeless Light Grey, bringing warmth and sophistication to the heart of the home. The spacious kitchen is complete with a selection of stylish wall and base units, all topped with luxurious quartz countertops, offering a perfect blend of beauty and durability.

The kitchen features high-quality Bosch integrated appliances, including a fridge/freezer, dishwasher, electric oven, induction hob with cooker hood, and a combination microwave, ensuring effortless functionality for modern living. The thoughtfully designed island offers ample seating space for casual dining and entertaining, while the inclusion of a Quooker tap provides instant boiling water at the touch of a button, adding both convenience and sleek design to this exceptional space. The ground floor enjoys a light and airy atmosphere, enhanced by porcelain floor tiles and underfloor heating, offering both comfort and luxury underfoot. Two sets of French doors open onto the patio, perfect for enjoying the outdoors and entertaining guests. Oak beams frame the entrance to the sitting room, where the inglenook fireplace, complete with herringbone brickwork and an inset oak mantel, provides a charming focal point for cozy evenings. Handmade Ledge and Brace doors, with traditional thumb latch furnishings, feature throughout the home, adding character and charm to the overall design. The laundry room provides practical storage solutions with wall and base units, along with space for a washing machine and tumble dryer. The stylish WC is finished with porcelain wall and floor tiles, a low-level toilet, and a sink encased in a vanity unit.

This beautifully designed barn offers the perfect combination of modern living and rustic charm, with premium finishes and exceptional attention to detail throughout.

#### First Floor:

A bespoke oak staircase with a galleried landing leads you to the first floor, where charm and character await at every turn. The Master Bedroom retains its original beams and offers a peaceful retreat with a window overlooking the tranquil courtyard and picturesque countryside beyond. A spacious walk-in wardrobe adds to the room's appeal, while the En-suite features a luxurious walk-in shower with a rainfall showerhead, complemented by porcelain floor and wall tiles, a low-level toilet, and a sink encased in a vanity unit. Plenty of natural light filters through the Velux windows, creating a bright and inviting space. The main bathroom continues the elegant theme with a bath, low-level toilet, and sink with a vanity unit, along with floor and wall porcelain tiles and natural light from a Velux window, creating a serene atmosphere. Bedroom 2 is filled with natural light from the Velux window and offers useful wardrobe space. A door leads onto a spacious balcony, perfect for enjoying the stunning countryside views. A staircase leads down to the ground floor, making it an ideal spot for relaxation and taking in the scenery. Bedroom 3 overlooks the charming courtyard and can be used as a study or nursery, offering versatility to suit your needs. A most useful cupboard on the landing offers additional storage solution.





**Outside:**

To the front of the barn, the gravel driveway provides direct access to the side of the property, leading around to the rear. The large sandstone patio offers a perfect space for outdoor entertaining and relaxation, while the two-tiered lawns, framed by a retaining brick wall and feature steps, create a visually appealing outdoor space. A traditional post and rail fence surrounds the rear and side of the garden, providing both privacy and a rural aesthetic.

The property benefits from ample parking within the courtyard, with a dedicated parking space also available within a stone and cedar-clad carport, ensuring both convenience and shelter for your vehicles.

Directions: W3W///translated.glorious.tonal

**Services:**

Mains water, electric, private drainage, air source heating.

**Tenure:**

Freehold.

**Local Authority:**

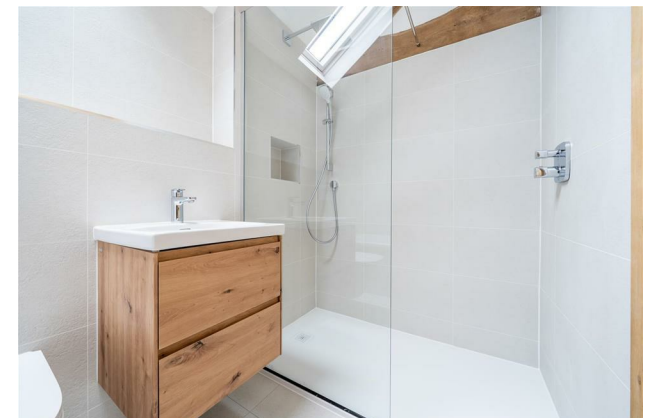
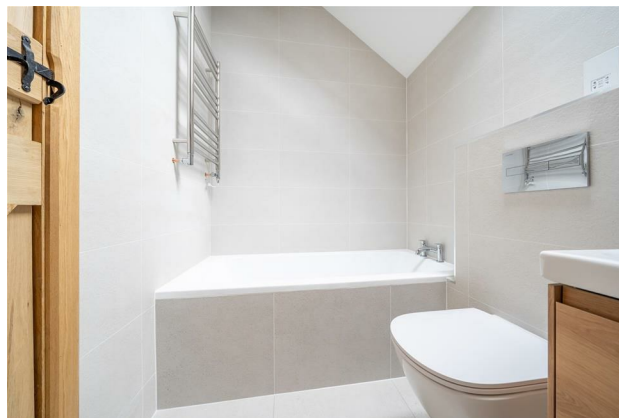
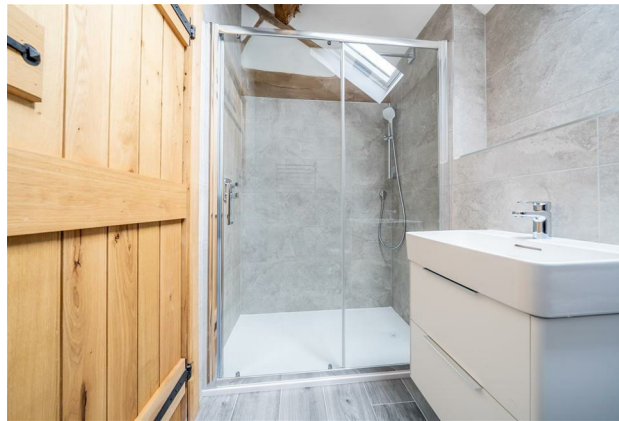
Wychavon District Council

**Note to Purchasers:** ADDITIONAL LAND AVAILABLE BY SEPARATE NEGOTIATION

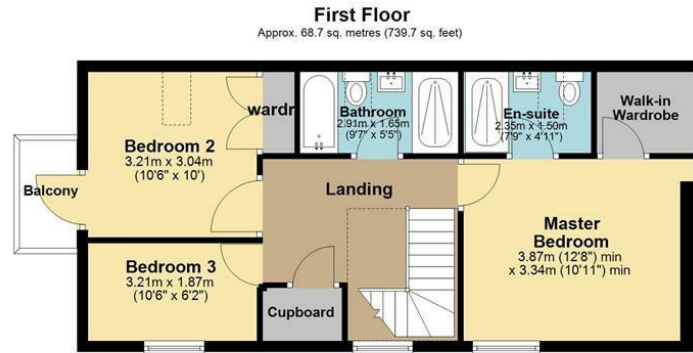
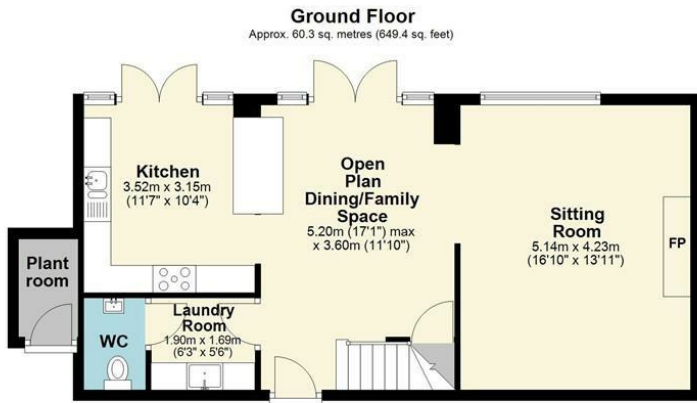
**Important Note to Purchasers:** Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>  
Administration Deposit:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

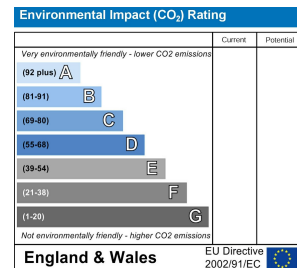
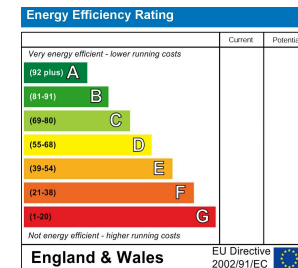






Total area: approx. 129.0 sq. metres (1389.1 sq. feet)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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