



The Barn, 1 Old Hundred House Mews, Great Witley

G HERBERT
BANKS

EST. 1898

The Barn
1 Old Hundred House Mews
Great Witley
Worcester
WR6 6HN

A fabulous detached listed barn conversion with striking accommodation.

Positioned in the heart of this desirable village.

- Reception hall, cloakroom, utility room, magnificent, vaulted living/dining/kitchen. Utility room.
- Two double bedrooms, both with en-suite bath/shower rooms, superb mezzanine home office/occasional bedroom.
- In all about 1434 sqft.
- Charming landscaped walled garden with useful outbuilding. Two parking spaces, visitors parking, communal gym.
- The Chantry catchment.

Situation

The Barn is situated in the centre of Great Witley. The village provides a comprehensive range of local amenities to include a junior school, doctors surgery, active village hall and playing fields, garage with an Asda, post office/general store and the remarkable Baroque church at Witley Court. The property lies within the catchment of the highly regarded Chantry senior school at Martley.

The wonderful surrounding undulating countryside provides many splendid walks and countryside pursuits. Extensive amenities can be found in the close by Wyre Forest towns of Kidderminster and Bewdley.

The Cathedral City of Worcester is just over 10 miles distant with good M5 motorway access via junction 5 at Wychbold and junctions 6 and 7 to the north and south of the city. Kidderminster has a direct rail link to Birmingham, London and Worcester.

Description

This impressive Grade II listed conversion forms part of the Hundred House development. The creatively designed accommodation is in first class order throughout and provides many wonderful features. As you walk in it creates an outstanding first impression.

The double-glazed accommodation is approached via a central reception hall with tiled floor and attractive timber wall panelling. Lying off the hall is a well-appointed cloakroom and there is a separate utility room with cupboards, sink unit and plumbing for washing machine.

To the left of the hall there is an excellent double guest bedroom with fitted wardrobe cupboards and a splendid en-suite shower room.

The full height living space is a truly remarkable feature. It provides a magnificent open plan room with splendid, exposed timber A frame. Three elements of this stunning space seamlessly blend into each other. They include the superb living room with wood burning stove, useful storage cupboard and twin double-glazed doors to the walled garden. Splendid dining area. The kitchen is very well fitted with a range of cabinets, Smeg appliances to include a hob, electric oven, microwave, dishwasher and fridge-freezer. There are quartz working surfaces over and a Franke one and a half bowl sink unit with new extendable mixer tap.

The principal staircase with glazed panelling leads to the first-floor landing and superb master bedroom space. This bedroom has fitted wardrobe cupboards and small dressing table in between. There is a generous bathroom including both a bath and tiled shower cubicle.

A separate staircase leads to the lovely mezzanine space, ideal as a home office, snug or occasional bedroom if required. This is a real bonus for any buyer.

Outside

Fronting the property is a full width gravelled fore garden with lavender box hedging.

There is a striking very attractive rear walled garden with extensive coloured gravelled areas, timber shed and excellent fairly new outbuilding. A timber gate leads to the communal quadrangle and there is a glimpse of the beautiful Abberley Clocktower.

The house has two individual car parking spaces in a barrier controlled tarmac carpark. There is additional visitors carparking.

Communal gym with rear cloakroom.

GENERAL INFORMATION

Services

Mains electricity and water. LPG central heating.

Local Authority

Malvern Hills District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

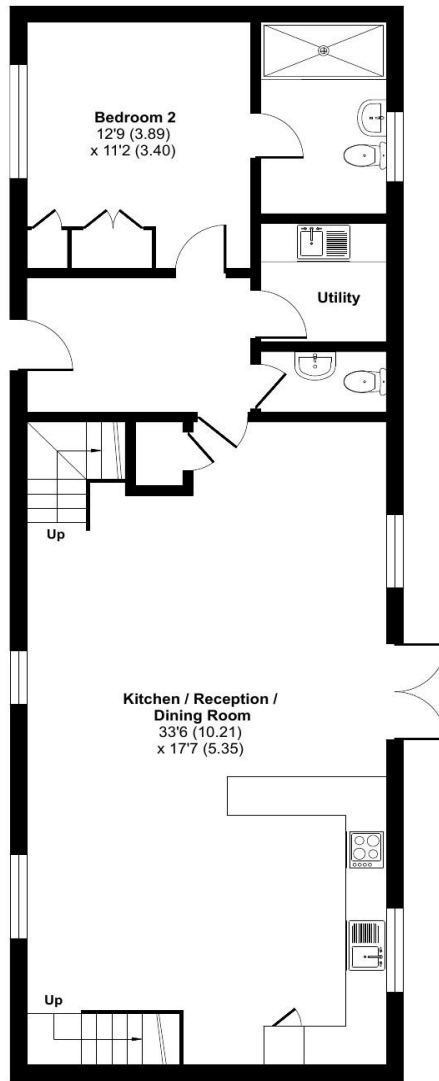
What3words: ///woes.javelin.overjoyed

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

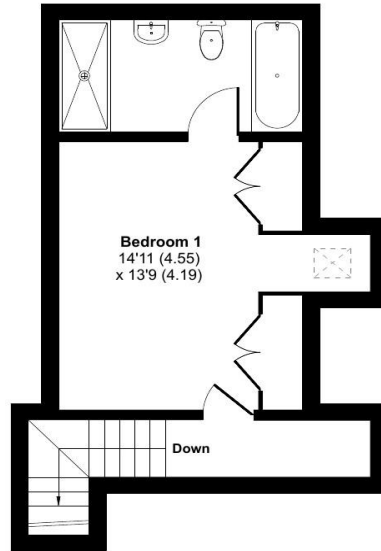
In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

Approximate Area = 1434 sq ft / 133.2 sq m

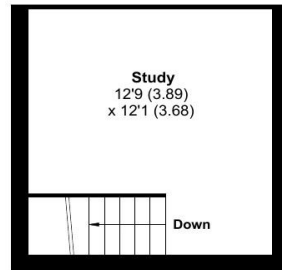
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



MEZZANINE



**G HERBERT
BANKS**

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

