



The Corn Barn Sheriffs Lench, Evesham, WR11 4SN

Offers over £550,000





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Evesham, WR11 4SN

- Beautifully renovated Grade II Listed barn conversion
- Stunning bespoke kitchen with quartz worktops & integrated appliances
- Professionally landscaped south-west facing courtyard garden
- Three generous double bedrooms
- Characterful sitting room with impressive inglenook fireplace & wood-burning stove
- Allocated parking

Nestled within an exclusive Grade II Listed barn conversion development in the ever-popular Lenches, The Corn Barn is an exceptional home that effortlessly blends charm with sophisticated contemporary living. Having been comprehensively renovated and refurbished to an exacting standard, every detail has been thoughtfully considered to create a home of outstanding quality and timeless appeal. Exposed beams and character features sit effortlessly alongside high-quality modern finishes, creating a home that is both elegant and welcoming.

The inviting sitting room centres around a striking inglenook fireplace with a wood-burning stove, while the stunning bespoke kitchen has been thoughtfully designed with quartz worktops, integrated appliances and a Quooker boiling water tap, offering the perfect space for everyday living and entertaining. A useful cloakroom and generous storage complete the ground floor.

Upstairs, there are three well-proportioned double bedrooms, two with fitted storage, together with a beautifully appointed contemporary family bathroom enjoying views towards the Malvern Hills.

Outside, the south-west facing courtyard garden has been professionally landscaped to create a private and low-maintenance space, featuring Italian porcelain paving, mature planting and a wonderful setting for outdoor dining and entertaining.

A garage conversion provides an excellent home office and gym, with further potential to create ancillary accommodation, subject to the necessary consents.

Further benefits include allocated parking, recently installed double glazed windows and doors throughout, LED lighting and an enviable village location combining peaceful country



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Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band E
EPC Rating D

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.

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

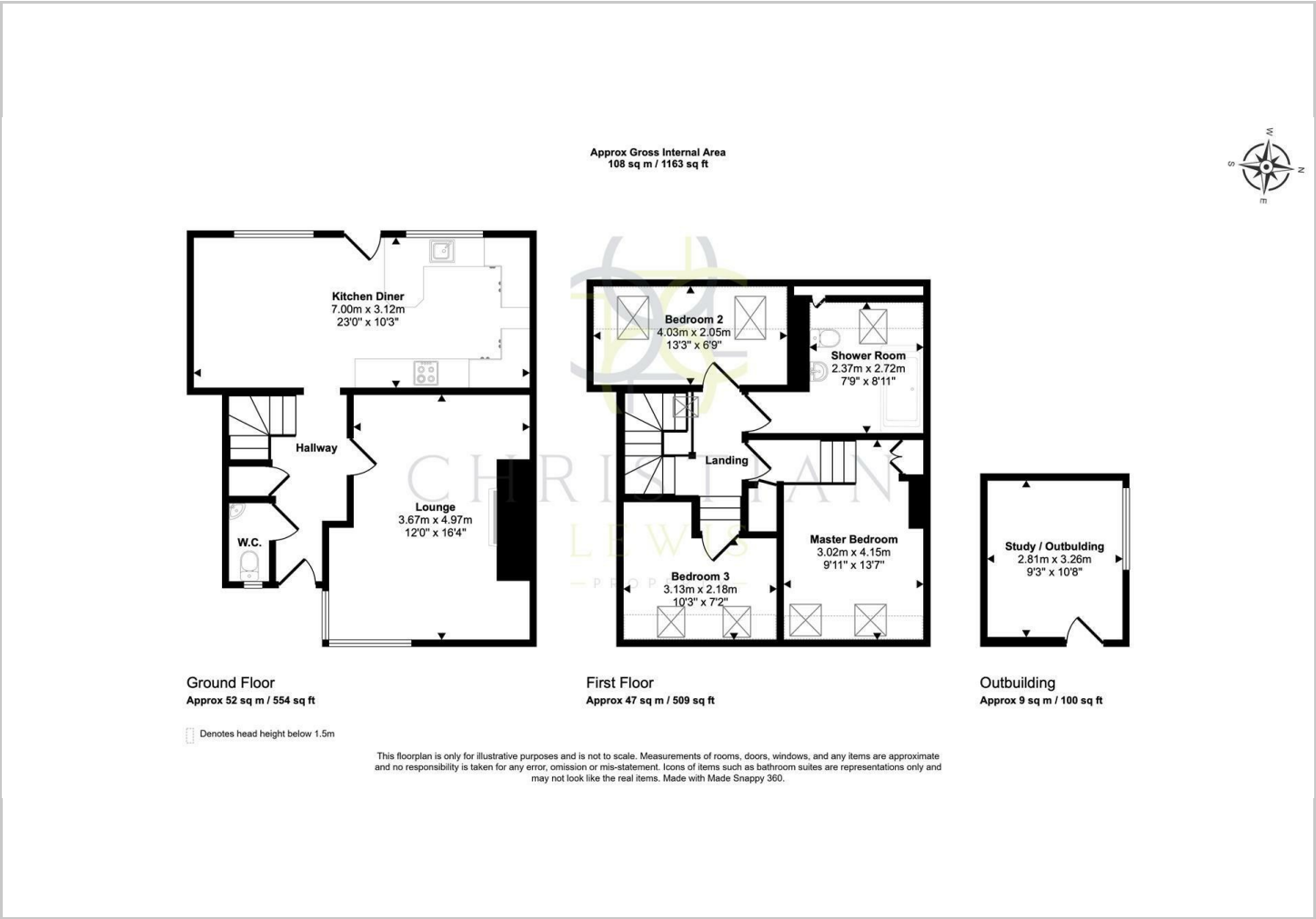
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.





Floor Plans



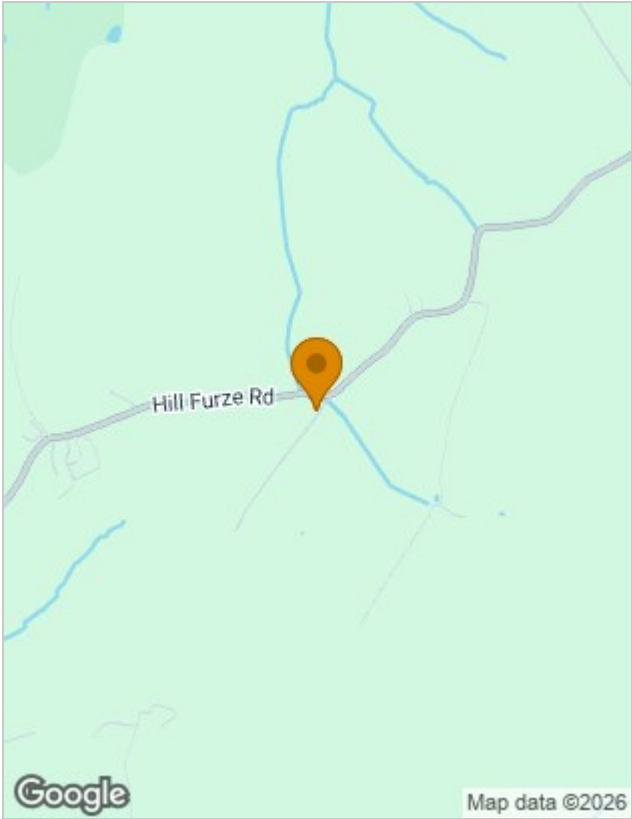
Viewing

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.

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Location Map



Energy Performance Graph

