



# Hawthorne Barn

Home Farm, Hospital Lane, Powick, Worcester, Worcestershire, WR2 4SQ



COUNTRY & CLASSIC

## Hawthorne Barn

Attractive Three Bedroom Barn Conversion with South Facing Garden, Garage & Home Office. Situated in a Quiet Position with Fabulous Far Reaching Rural Views. Immaculately Presented with a Mix of Contemporary & Period Features. Excellent Walking Straight from the Door. Easy Access to Worcester City Centre, Worcester Parkway Station & Great Malvern

### THE PROPERTY

- Attractive Entrance Hall with Solid Wood Flooring
- Large Fully Fitted Kitchen with Breakfast Bar with Marbled Granite Worktop Throughout. Double Belfast Sink, Integrated Dishwasher, Gas Fired Range Cooker (by sep neg). Travertine Flooring, French Doors to Front Terrace & Shared Front Garden. Original Beams
- Large Triple Aspect Sitting Room with Woodburner & Feature Panelled Wall, French Doors to Garden
- Stunning Oak Framed Garden/Dining Room with Far Reaching Countryside Views, French Doors to Garden & Further Side Door to Garden
- Utility Room with Sink and Fitted Cupboards
- Downstairs Toilet with Understairs Storage
- Large Main Bedroom Triple Aspect with Vaulted Ceiling & Exposed Beams – Fabulous Views
- Two Further Double Bedrooms with Exposed Beams
- Luxury Family Bathroom with Contemporary Roll Top Bath & Large Walk in Shower

### THE OUTSIDE

- Good Sized South Facing Garden to the Rear with Lawned Area and Established Roses & Climbers Offering Fabulous Far Reaching Views Across Adjacent Field
- Gravelled Sheltered Terraces to Either Side of Barn for Sitting & Entertaining
- Large Garden Room/Home Office, Fully Insulated with Light & Electric
- Garden Shed
- Single Garage/Store with Additional Storage
- Private Parking





# FLOOR PLANS

Total Approx. Floor Area 1662 Sq. Ft. (154 Sq. M.)

**Hawthorne Barn, Home Farm, Hospital Lane, Powick**

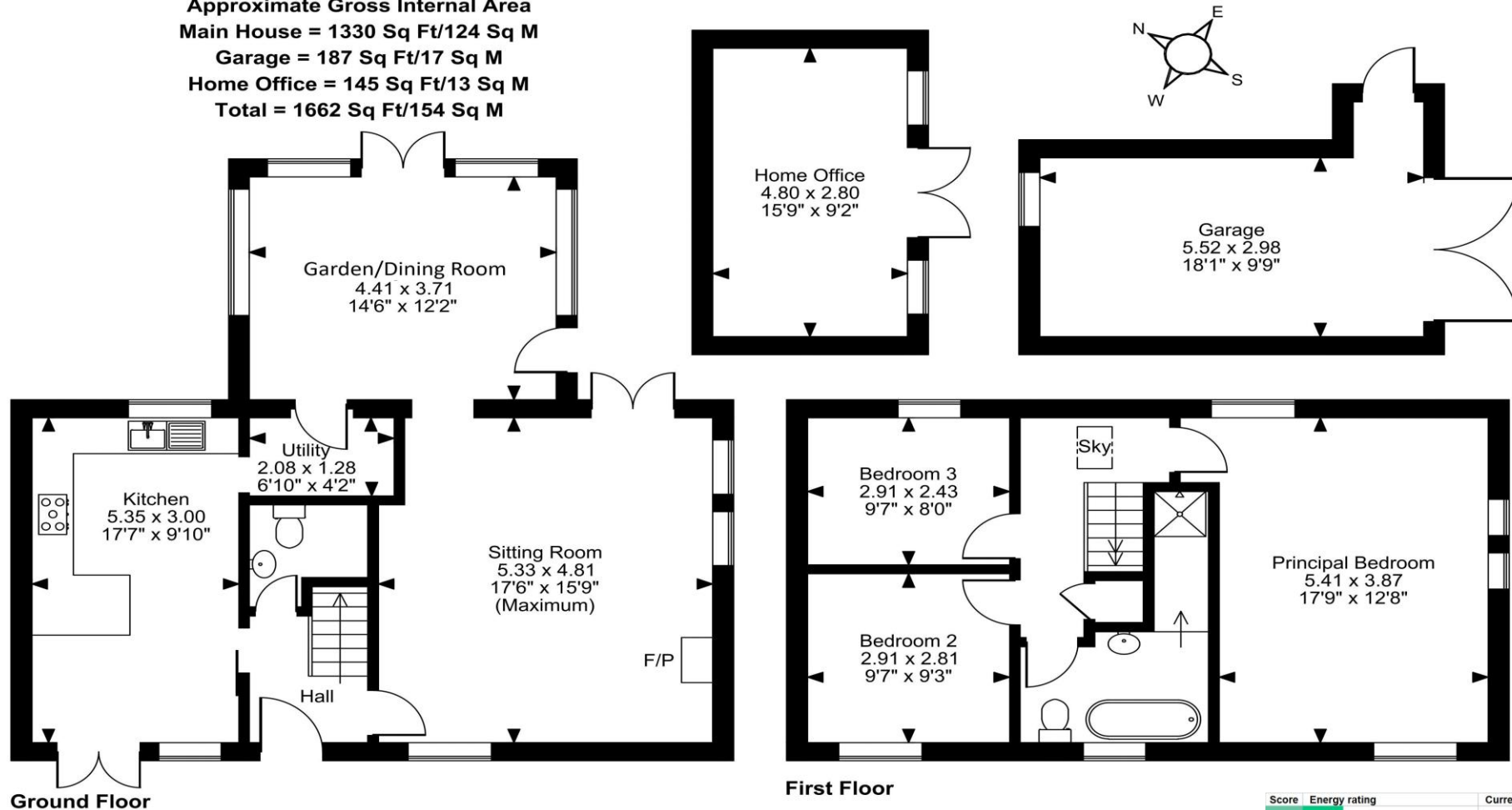
**Approximate Gross Internal Area**

**Main House = 1330 Sq Ft/124 Sq M**

**Garage = 187 Sq Ft/17 Sq M**

**Home Office = 145 Sq Ft/13 Sq M**

**Total = 1662 Sq Ft/154 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8708003/OHL

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





## THE SITUATION

- Peaceful Position within Small Barn Development with Rural Views & Excellent Walking from the Door
- 1 Mile to Powick Village
- 3.5 Miles to Malvern Link, 5 Miles to Great Malvern with Mainline Stations
- 5.5 Miles to Worcester City Centre with Mainline Stations
- 4.5 Miles to M5 Junction 7
- 6 Miles to Worcester Parkway Station

## PRACTICALITIES

- Council Tax Band E – Malvern Hills District Council
- Mains Electricity, Water & Drainage
- Mains Gas Central Heating
- Broadband – Full Fibre
- Informal Service Charge: £32 per quarter

## DIRECTIONS

What3Words: upstarts.toffee.folks

WR2 4SQ From Worcester take the A449 towards Great Malvern. Continue through Powick going straight over the large roundabout. After  $\frac{3}{4}$  mile turn left at the lights onto Hospital Lane. Follow Hospital Lane all the way to the end where it turns into a track, the Home Farm barn development is on the left hand side. Hawthorne Barn is at the far end.

## VIEWING ARRANGEMENTS

Strictly by appointment with the agents.

  
COUNTRY  
&  
CLASSIC

Tel: 01531 888388 or 07879 630396  
Email: [enquiries@countryandclassic.co.uk](mailto:enquiries@countryandclassic.co.uk)

