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PRESTIGE & COUNTRY



Wyre Mill Barn
Stourport-on-Severn, DY13 9LS



Wyre Mill Barn

Wilden Lane, Stourport-on-Severn, DY13 9LS

4 Bedrooms 4 Bathrooms 3 Reception Rooms 1.6 Acres

Distinctive barn conversion offering over 3000 sq ft of accommodation with flexible living spaces, paddock, gym and outbuildings, within picturesque grounds over one and a half acres.

Scott Richardson Brown CEO

- Characterful barn conversion providing versatile family accommodation across two floors
- Large open-plan living and dining room with brick fireplace and stove
- Sociable kitchen with island, integrated appliances and rope pendant lighting
- Vaulted principal suite with exposed beams and luxurious en suite bathroom
- Landscaped gardens with expansive terrace, lawns and fenced paddock
- Electric gated driveway with ample parking and a converted gym
- Peaceful rural setting within easy reach of Stourport-on-Severn amenities



3295 sq ft (306.1 sq m)



The kitchen

The kitchen forms the heart of the home with space for family meals and entertaining. A central island with breakfast bar is the focal point, surrounded by cream cabinetry and integrated appliances including a range cooker, hob, extractor, microwave and fridge/freezer. Patterned tiled flooring adds character and the room connects to the sun room and utility, making daily living effortless.







The living and dining room

This generous living and dining room accommodates everyday relaxation and formal gatherings. A brick inglenook with log-burning stove creates a natural centrepiece, while windows on three elevations fill the room with daylight. Timber flooring flows through the space and a wide opening links to the hallway. There is ample room for a large dining table alongside the seating area, making it ideal for entertaining.





The snug

A cosy snug offers a quieter retreat away from the main reception rooms. It features a stove set within a white mantel and an industrial-style pendant light. The snug is accessed from the hall and leads through to the kitchen, making it a perfect place for reading, hobbies or television.





The sun room

The garden-facing sun room is designed for year-round enjoyment. Wraparound glazing and French doors frame views over the grounds. Matching tiled flooring links this space to the kitchen and it opens directly onto the terrace for seamless indoor-outdoor living.





The utility

A spacious utility room keeps the main kitchen clutter-free. It is fitted with extensive cabinetry and wood worktops, an inset sink and plumbing for laundry appliances. Wood flooring runs throughout and there is space for additional refrigeration and storage.



The hallway and cloakroom

The welcoming hallway makes a strong first impression. A split staircase rises to the first-floor beneath a vaulted ceiling and large picture window, bathing the space in light. Double doors lead into the principal reception room and wood flooring continues from the threshold. Off the hall, a cloakroom provides a practical WC with a vessel basin set on a wooden counter, complemented by WC.



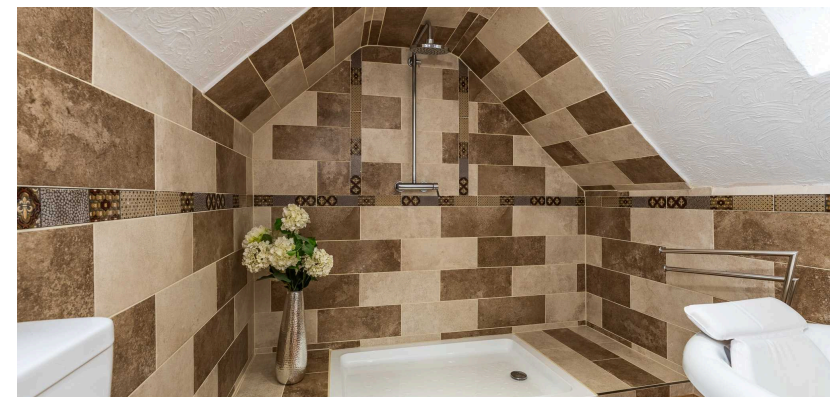
The principal bedroom

The principal bedroom is a serene sanctuary tucked beneath vaulted ceilings. Exposed oak beams and Velux windows add warmth and character. There is space for freestanding furniture and a door leads through to the en suite.



The principal en suite

Serving the principal bedroom, the en suite delivers a luxurious bathing experience. A roll-top bath with claw feet sits adjacent to a separate tiled shower enclosure with rainfall head. A vanity with vessel basin, WC and wood flooring complete the space. Four Velux windows and the vaulted ceiling create a bright, airy atmosphere.





The second bedroom

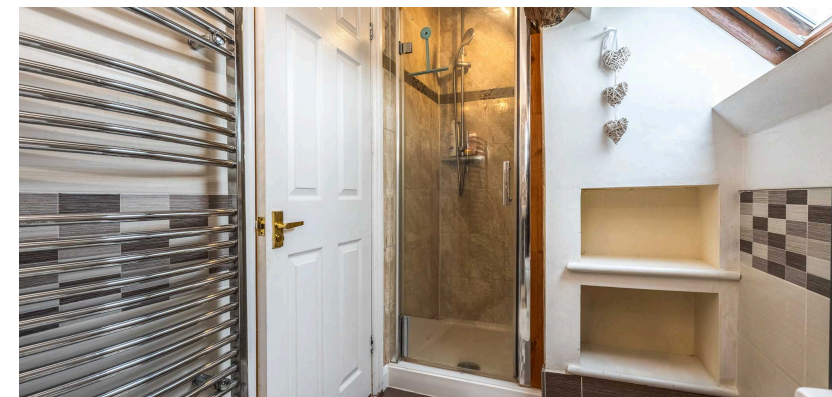
The second bedroom offers charming accommodation with angled ceilings and exposed beams. There is ample room for a dressing area alongside additional bedroom furniture and a door leads to its own en suite.





The second bedroom en suite

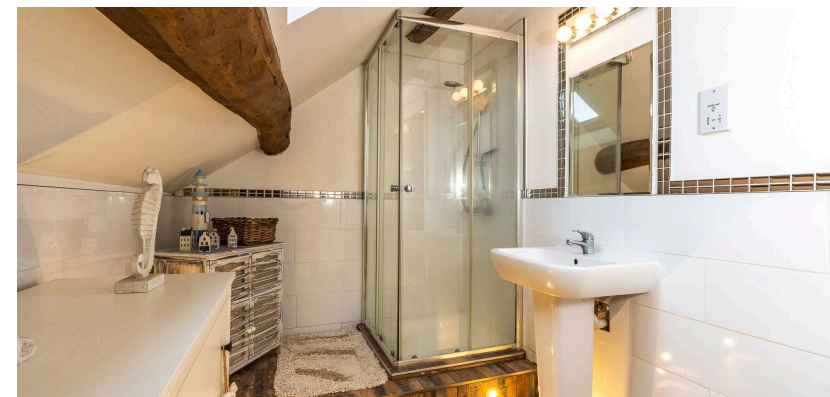
This stylish en suite features a glass-fronted shower with rainfall head, complemented by a pedestal basin and WC. Decorative tiling adds visual interest and a heated towel rail ensures practicality.

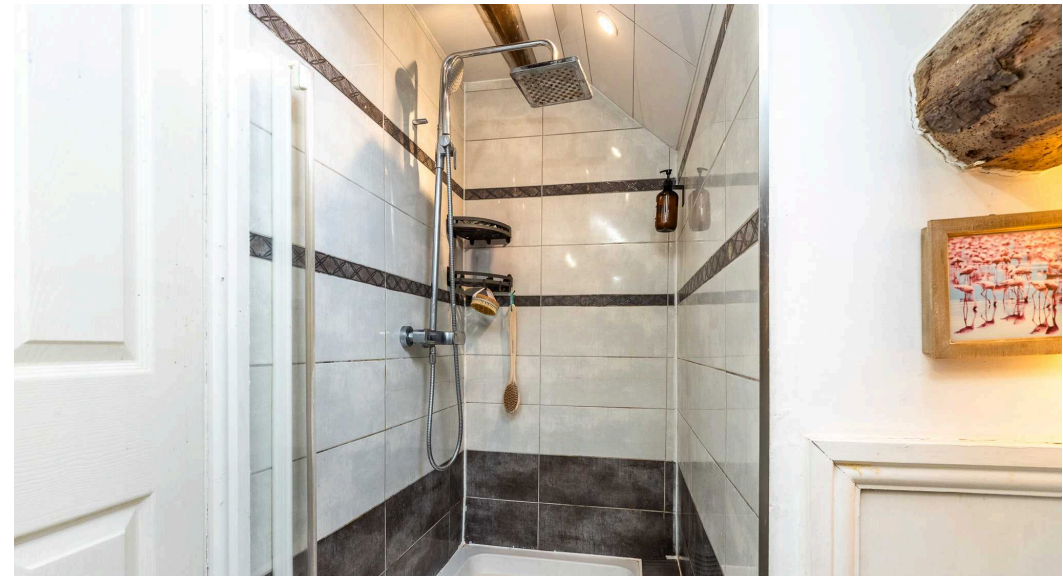




The third bedroom and shower room

The third bedroom sits beneath the eaves and enjoys a cosy feel. An exposed beam and Velux window are notable features, while the room accommodates a double bed with freestanding furniture, making it an ideal guest or further family bedroom. Down the hall from the third bedroom, the first of two shower rooms features a corner shower, pedestal basin and WC with integrated lighting, all set beneath a large Velux window and an exposed beam.





The fourth bedroom and shower room

Currently arranged as a dressing room, the fourth bedroom offers flexibility. An exposed ceiling beam and sloping roof add character. This space could serve as a bedroom, nursery or home office according to need. Opposite the fourth bedroom, the second shower room features a walk-in shower with rainfall head, pedestal basin and WC, complemented by patterned tiling, a heated towel rail and built-in niches.



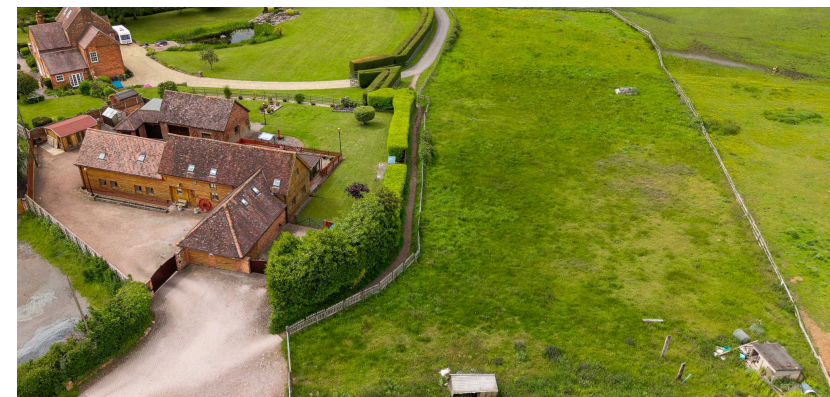
The garden

The gardens are a highlight of this home and form part of the 1.6 acre plot. A broad paved terrace adjoins the house and includes space for outdoor dining, enclosed by low brick walls. Beyond, lawns are bordered by mature hedging and two ornamental lamp posts, while paths lead to the fenced paddock. The gardens enjoy open countryside views.



The paddock

To the side of the property lies a substantial fenced paddock, totalling 1.1 acres and offering level grassland for grazing or recreation. Accessible via the driveway, the paddock is bordered by post-and-rail fencing and enjoys far-reaching views over neighbouring fields and woodland. It provides excellent potential for keeping animals or creating a small meadow.





The outbuildings

A range of outbuildings provides useful ancillary accommodation. A red brick block with green doors offers a store or stabling, with an attached WC with wash basin for added convenience. Nearby, a timber cabin with glazed doors serves as a studio or office, and there is a greenhouse and workshop for gardening or hobbies. These structures enhance the versatility of the property.





The gym

Previously the double garage, the home gym provides a substantial fitness and training space separate from the main living accommodation and could also serve as a studio, games room or hobby space depending on requirements.



The driveway and parking

Approached via electric timber gates down a shared driveway, the block-paved drive creates a private courtyard with parking for numerous vehicles. It leads to a converted double garage now used as a fully equipped home gym. High hedging encloses the area and gives access to the garden and paddock. The arrangement ensures secure parking and ease of movement.



Area: 1.6 acres

Location

Wilden Lane lies on the outskirts of Stourport-on-Severn within the rolling Worcestershire countryside. This peaceful rural setting combines pastoral views with the convenience of nearby amenities. Stourport's historic riverside centre offers shops, restaurants, leisure facilities and access to the River Severn and canal network for boating and scenic walks. The larger towns of Kidderminster and Worcester provide wider services and cultural attractions, while the surrounding area is known for its good schooling and transport links to Birmingham and the wider Midlands.

Services

The property benefits from mains electricity, water and drainage. There is also oil-fired central heating.

Broadband Speed: Ultrafast broadband available. Download speeds up to 2300Mbps and upload speeds up to 2300Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

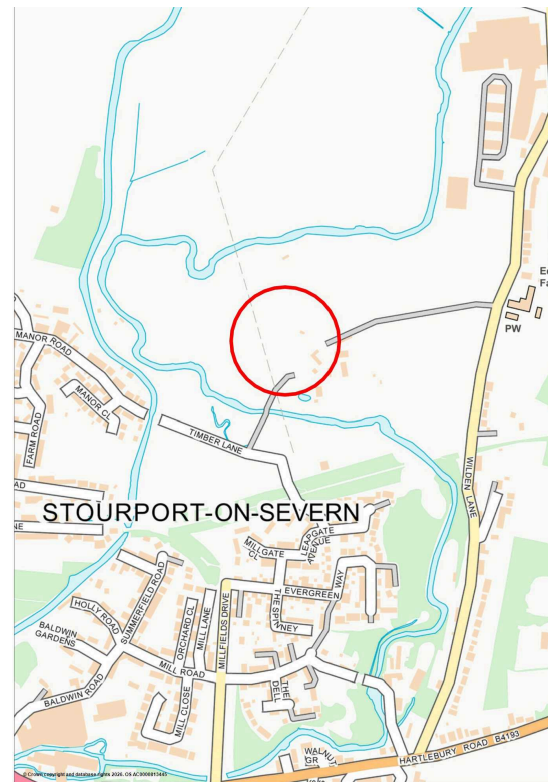
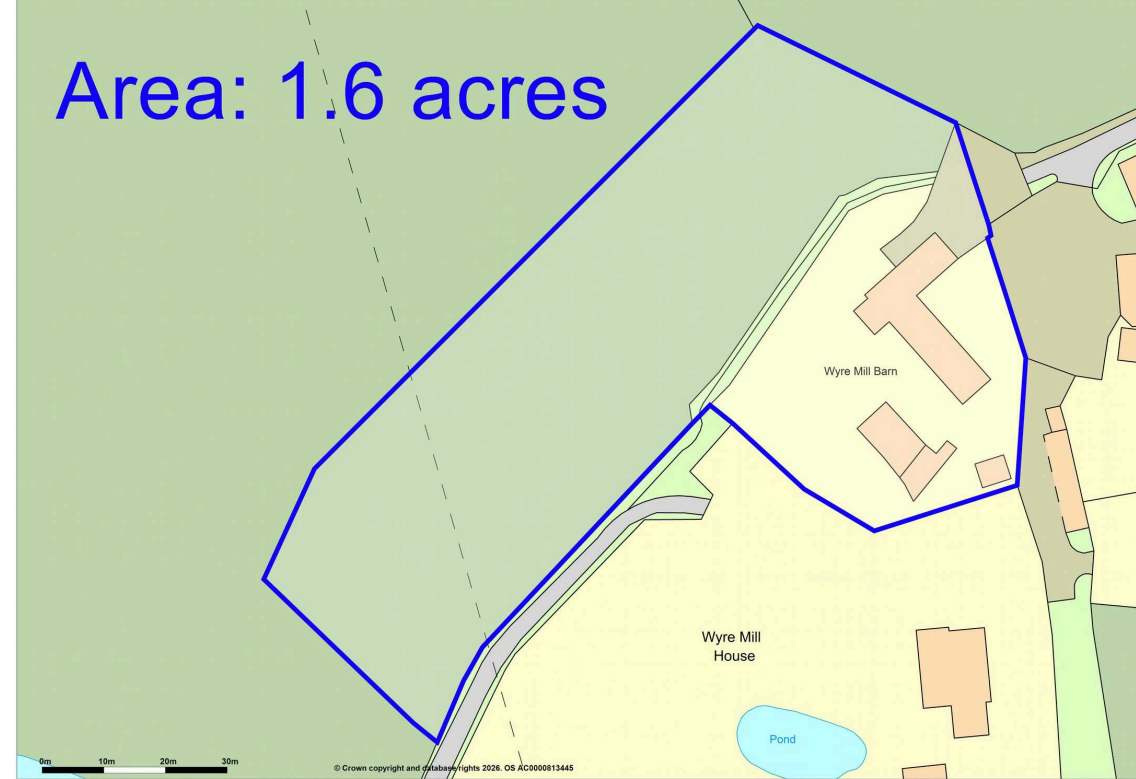
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band G

Agent Note

A bridleway runs between gardens and the paddock.



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Approximate Gross Internal Area = 306.1 sq m / 3295 sq ft

Outbuildings = 107.5 sq m / 1157 sq ft

Total = 413.6 sq m / 4452 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for guidance only and must not be relied upon as a statement of fact.



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