



KNAPP BARN

**MORGAN
APS**
SALES & LETTINGS

KNAPP BARN

Alfrick, Worcester, WR6 5HR

A Truly fabulous and characterful barn conversion with its own pub! Just under half acre in the most beautiful spot with views

Open plan kitchen - diner - snug - sitting room, Further reception room, utility/boot room, double bedroom with ensuite

Upstairs: Master with ensuite and dressing room, double bedroom with ensuite, mezzanine bedroom with ensuite

Outbuilding currently used as a private pub with its own cloakroom and store/den over



Waitrose, Malvern



Malvern Active



Alfrick & Lulsgate village shop



RGS Worcester, King's Malvern schools



The Hop Shed, Suckley



Worcester stations & Malvern





FLOORPLAN



All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

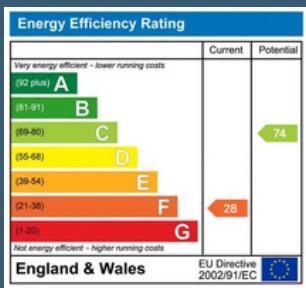
The Nitty Gritty

Mains water
Mains electricity
Private drainage
Oil fired central heating

Freehold

Malvern Hills DC
Tax band G

W3W: //outlooks.nesting.irony



in association with



01905 384848 - info@morganaps.co.uk
The Estate Office, Upper Court, Lulsgrove,
Worcestershire, WR6 5QW

Important Notice

Morgan Aps LLP and any joint agents give notice that:
The particulars, produced in good faith, are set out as a general guide only and do not constitute or form
any part of an offer or any contract. No person within Morgan Aps has any authority to make or give
representation or warranty on any property.
Morgan Aps Sales & Lettings LLP is a limited liability partnership. Registered in England and Wales.
Registered No: OC396668

IN A NUTSHELL



- Large barn doors and windows let the natural light pour in. The barn sits in the middle of the generous plot and provides access all areas - a fabulous flow inside and out
- Open plan dining, kitchen, sitting room and snug spaces with woodburning stove. An amazing space for entertaining
- Further snug with a ground floor bedroom, ensuite and a utility room. Versatile space creating the perfect opportunity for an annexe or perhaps multi generational living
- Master suite with en-suite, dressing room and a mezzanine study area. The second, a guest or kids wing - 2 bedrooms each with en-suite
- A whole pub! In its own building and a whole lot of fun. if you're more gym than gin - this space is versatile
- A shared track leads you to a private, gated driveway - an impressive approach with those views! Plenty of parking
- A fabulous flat and large garden. Open the huge barn doors and enjoy the great outdoors - a summer soiree with friends guaranteed to impress