



# Allesborough Barns, Pershore

Asking Price: £540,000

- A stunning grade II listed barn conversion which beautifully combines character features with contemporary living
- Forming part of the Allesborough Farm complex of conversions and new builds
- Modern open plan living, light and airy, neutrally decorated throughout, finished and presented to a high standard
- Superb kitchen/dining/family room
- Imposing dual aspect sitting room with vaulted ceilings, feature beams and tall windows
- Family bathroom, en-suite to master bedroom and ground floor w.c.
- South facing, landscaped rear garden
- Three allocated parking spaces
- Convenient location on the outskirts of the town centre

Nigel Poole  
& Partners

# Allesborough Barns

Allesborough Hill, Pershore

Offers Over: £540,000

**\*\*A STUNNING GRADE II LISTED BARN CONVERSION WITH IMPOSING VAULTED CEILINGS - FINISHED AND PRESENTED TO A HIGH STANDARD THROUGHOUT\*\*** Converted in 2022 and forming part of Allesborough Farm complex of conversions and new builds. Finished to a high standard throughout, this home beautifully combines character features with contemporary living. It is light and airy, neutrally decorated throughout and has a south facing landscaped rear garden. The imposing sitting room has high vaulted ceiling, exposed beams, floor to ceiling windows, contemporary wood burner, oak and glass staircase and French doors into the garden. The superb triple aspect open plan kitchen/dining/family room is fitted with a range of 'shaker' style units with white Minerva stone work surfaces, has a central island and integrated appliances. Three double bedrooms - all with vaulted ceilings and exposed beams. Master bedroom with en-suite, family bathroom and ground floor w.c. The pretty rear garden has a patio seating area and variety of planting. Three allocated parking spaces. 7 years remaining on the new build warranty.

## Front

A shared gravelled driveway leads to the barns. No. 1 has three allocated parking spaces.

## Entrance

You enter the property into a vestibule which is open plan into the kitchen/dining/ family room.

## Kitchen/Dining/Family Room

A triple aspect room. The kitchen area is fitted with a range of dark and light grey 'shaker style' wall and base units surmounted by white Minerva stone work surfaces. Central island with oak work surface. Integrated appliances include: Oven, four ring induction hob, extractor hood, dishwasher, washing machine and fridge freezer. Inset double bowl stainless steel sink with mixer tap. Airing cupboard housing pressurised hot water system. The focal point of the dining/family area is a feature wall with oak mantle beam and storage cupboard below - this is open at both ends providing access into the sitting room. Engineered oak flooring. Ceiling down lights. Radiator.



## Sitting Room

An imposing, dual aspect room with high vaulted ceiling and floor to ceiling windows. French doors into the south facing garden. Windows fitted with shutter blinds. Contemporary wood burning stove with slate hearth. Oak and glass staircase rising to the first floor with storage cupboard below. Engineered oak flooring with under floor heating.



## W.C.

Double glazed window to the front aspect. Low level w.c. Vanity wash hand basin. Tiled splash backs. Ceiling down lights. Ladder/towel radiator. Extractor fan. Tiled floor.



## Landing

Vaulted ceilings. Wooden latched doors into bedrooms and bathroom. Wall lights.

## Bedroom One

Double glazed window to the rear aspect. Vaulted ceiling with exposed beams. Wooden latched door into en-suite. Wall lights. Radiator.



## En-Suite

Vaulted ceiling with exposed beams. Walk-in shower cubicle with mains fed waterfall shower; wash hand basin; low level w.c. Ladder/towel radiator. Ceiling down lights. Extractor fan.



## Bedroom Two

Two double glazed windows to the front aspect. Vaulted ceiling with exposed beams. Wall lights. Radiator.



## Bedroom Three

Two double glazed windows to the front aspect. Vaulted ceiling with exposed beams. Wall lights. Radiator.

## Bathroom

Obscure double glazed window to the rear aspect. Exposed wall and ceiling beams. Matching white suite: Panelled bath with mixer tap, mains fed shower, glass screen and tiled splash backs with recessed shelf. Vanity wash hand basin. Low level w.c. Ladder/towel radiator. Tiled floor. Ceiling down lights. Extractor fan.



## South Facing Rear Garden

The landscaped rear garden is enclosed by fencing with gated side access. It has a patio seating area and variety of planting including trees, shrubs and flowering plants. Wooden storage shed. Watering tap.



## Additional Information

The property has heat source air pumps. Electric vehicle charging point at the front. The new build warranty is with ICW Insurance with approx. 7 years remaining.

## Management Company

The Estate Management Company is Principle Estate Management. Current service charge is £320.85 per annum.

## Tenure: Freehold

## Council Tax: F

## Broadband and Mobile Information:

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2AB



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Approximate total area<sup>m</sup>  
107.3 m<sup>2</sup>  
1154 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these and a buyer will be sent a link to the supplier's portal. The cost of these checks is £30 per person including VAT and is non refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid and checks completed in advance of the issuing of a memorandum of sale.

## MISREPRESENTATION ACT 1991

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