



Hill Farm Barn, Broadwas on Teme, Worcester

G HERBERT
BANKS

EST. 1898

Hill Farm Barn
Little Green
Broadwas on Teme
Worcester
WR6 5NH

A stunning country house is a beautiful setting.

Set in glorious gardens and grounds.

- Reception hall, drawing room, dining room, sitting room, kitchen, side hallway with secondary cloakroom, potential annex with vaulted hall, study and gym.
- Five bedrooms, dressing room, four bath/shower rooms.
- Studio, extensive outbuildings.
- In all about 6,111 sq ft.
- Wonderful long private driveway, gorgeous gardens and grounds with hard tennis court.
- As a whole standing in about 4.743 acres.

Situation

Hill Farm Barn occupies a truly beautiful and private elevated setting set above the popular village of Broadwas. From this position the house commands truly exceptional views stretching towards the Malvern Hills. Local village amenities include St Mary Magdalene Church with sandstone nave and chancel of C1200, a primary school and public house.

Hill Farm Barn is very well placed for access to regional hubs including Cathedral City of Worcester which is about 6 miles. Excellent private schooling options are available in Worcester and Malvern. The property lies within the catchment of the highly favoured senior school, The Chantry at Martley.

The surrounding undulating countryside is renown for its unspoilt character.

Description

This fabulous family home provides very generous and flexible accommodation of immense character and charm.

The present owners have enjoyed 31 years at their much cherished home.

It is a truly glorious country homes package in an idyllic setting.

Hill Farm Barn is approached by a central reception hall which leads to the charming dining room with period fireplace in carved surround with tiling. Beyond this is a handsome well proportioned drawing room with a splendid large stone and brink inglenook fireplace with cast iron stove.

The delightful sitting room with fireplace leads directly into the well appointed kitchen. This provides a range of painted wall and floor mounted cabinets, a quartz working surface, integral fridge, central island unit with Neff ceramic hob, glazed china cabinet and oil fired Nobel Range cooker. Side/rear hallway with doors to the exterior, integral pantry cupboard, cloakroom and boiler room.

At the far end of this hallway is a very striking and flexible area of the house with fabulous vaulted reception space. There is a study to one side and gym to the other with sauna.

The principal first floor of Hill Farm Barn provides four bedrooms, the master with dressing area and en-suite shower room. There are two further bathrooms (one en-suite).

Also forming part of the annex is a large open plan bedroom space (bedroom three) partly used as a lovely first floor sitting room.

Outside

Hill Farm Barn is approached over its own long private tarmac driveway with stone walling as you approach the house. The initial section of the driveway is flanked by two partially opened paddocks either side together with twin stone pillars with electronically controlled metal bar field gate.

The views as you approach the house, particularly to the south, are truly remarkable.

Hill Farm Barn stands in expansive lawned gardens and grounds with a wonderful selection of specimen trees including

a small copse of Himalayan Birch together with Horse Chestnut.

The lawns continue to one side of the house with a variety of trees and shrubs together with a further expanse of block paved driveway.

There is a very nicely positioned hard tennis court with adjoining lawns, small orchard incorporating a selection of fruit trees with apple and cherry.

Flanking the side to rear of the house is a further expansive lawned garden with some further fine specimen trees including Eucalyptus, Weeping Willow and Beech.

There is a delightful, fenced kitchen garden with five raised beds and an aluminium framed greenhouse. It is enclosed by timber picket fencing with two timber picket gates.

The house also has some lovely entertaining areas adjoining the annex. To the rear of the property is a good-sized block/brick paved sun terrace with stone walling and flagstone steps leading down to a substantial rear courtyard with lovely covered entertaining area, timber pavilion and rear courtyard with large pool with waterfall.

Outbuildings

Hill Farm Barn has the benefit of substantial brick and tile outbuildings including an open fronted cart shed which has been used as a carport, former stabling, potting shed and barn. These buildings benefit from a vehicular access via twin timber gates.

A charming art studio/office with power and lighting.



GENERAL INFORMATION

Energy Performance

Current Rating: 71 C Potential Rating: 74 C
Carried out: 22 June 2026

Services

Mains electricity and water. Private drainage. Oil fired central heating.

Local Authority

Malvern Hills District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words ///roughest.organisms.glider

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.



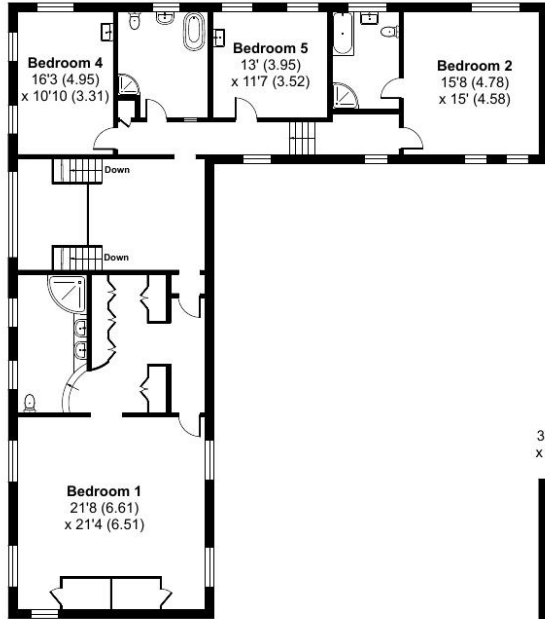
Hill Farm Barn, Little Green, Broadwas, Worcester, WR6

Approximate Area = 4944 sq ft / 459.3 sq m (excludes carport & voids)

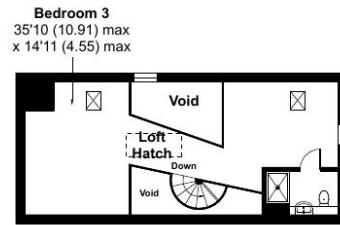
Outbuildings = 1167 sq ft / 108.4 sq m

Total = 6111 sq ft / 567.7 sq m

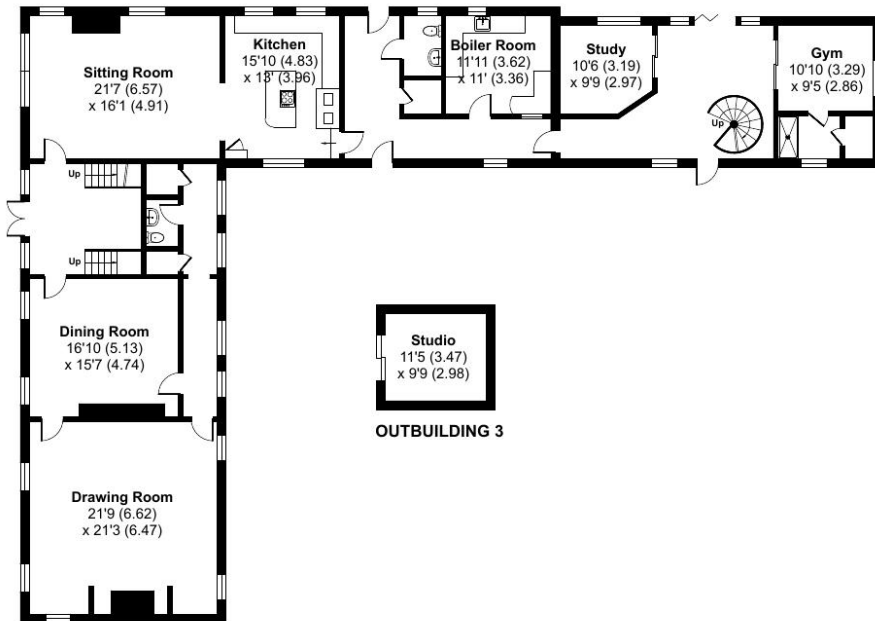
For identification only - Not to scale



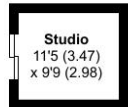
FIRST FLOOR 1



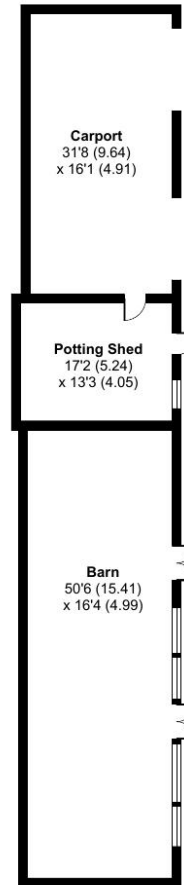
FIRST FLOOR 2



GROUND FLOOR



OUTBUILDING 3



CARPOT /
OUTBUILDING 1 / 2





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