



Parkfield Barn, Hallow, Worcester

G HERBERT
BANKS

EST. 1898

Parkfield Barn
Parkfield Lane
Hallow
Worcester
WR2 6PJ

A striking detached newly completed barn conversion.

Outstanding rural setting with fine views.

Very convenient for Worcester and access to the motorway.

Wonderful block of land in excess of 8 acres.

- Fabulous open plan living, kitchen and dining room, utility room, boot room, cloakroom.
- Impressive gallery style landing, three double bedrooms, en-suite shower room and dressing room, family bathroom.
- A range of outbuildings.
- A significant opportunity for those with equestrian/small holding interests.
- A long private approach driveway.

Situation

Parkfield Barn really does represent the best of both worlds. It is situated a short walking distance from the centre of the desirable village of Hallow. The village has a comprehensive range of local amenities including a post office, general store, coffee shop and prominent church. Importantly the house lies within catchment for the highly regarded Chantry High School in Martley.

Worcester is a short driving distance away with its substantial amenities including a range of private and independent schools, lovely riverside walks and two mainline railway stations together with the Worcester Parkway Station south of the city. There is good access to the M5 motorway junctions 6 and 7 to the north and south of the city together with junction 5 at Wychbold. The district of St Johns has an extensive range of amenities.

Description

This very stylish barn is brilliant for entertaining and provides stunning family space. The ground floor is dominated by the fabulous open plan living, kitchen and dining room with bi-fold doors opening to the rear garden enjoying the gorgeous views. Further ground floor rooms include a separate utility room, large boot room and cloak room.

The first floor provides a gallery style landing and three double bedrooms, the master with en-suite shower room and dressing room. There is also a family bathroom.

Outside

As mentioned, the property sits in over 8 acres of land with sweeping grass paddock and wonderful views. It is approached by a recently installed private driveway with land to either side and extensive parking.

A good-sized rear terrace enjoys splendid views.

Adjacent to the house is a range of outbuildings currently at planning stage with Malvern Hills District Council for the change of use to a garage, store and potential holiday let. The reference number of the Malvern Planning portal is M/25/00721/FUL.

GENERAL INFORMATION

Agents Note

Please note there is an uplift for 30% for a 20 year period on part of the land.

Local Authority

Malvern Hills District Council

Services

Mains electricity and water. Air conditioning throughout, Air Force boiler and sewage treatment plant.

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 ///sampling.hoped.earth

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





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

GROUND FLOOR
1372 sq.ft. (127.5 sq.m.) approx.



1ST FLOOR
1372 sq.ft. (127.5 sq.m.) approx.



TOTAL FLOOR AREA : 2745 sq.ft. (255.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.

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