

Andrew Grant
PRESTIGE & COUNTRY



Dove Barn
Evesham Road, WR7 4QR



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Brickbarns Farm, Evesham Road, WR7 4QR

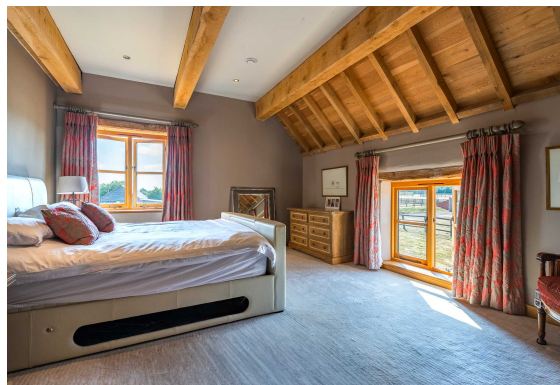
4 Bedrooms 4 Bathrooms 3 Reception Rooms

“An exceptional barn conversion of remarkable scale, where dramatic vaulted interiors, four luxurious bedroom suites and impressive equestrian facilities come together in an idyllic Worcestershire setting...”

Scott Richardson Brown CEO

- Architecturally designed barn extending to almost 3,000 sq ft with exceptional proportions throughout.
- Spectacular double height vaulted living room with exposed oak trusses and gallery
- Four generous double bedrooms, each complemented by a private en suite
- Impressive principal suite occupying its own private wing with luxurious en suite
- Beautifully landscaped gardens and entertaining terraces overlooking the surrounding countryside
- Two garages, stables and tack room providing outstanding equestrian and lifestyle potential
- A peaceful Worcestershire setting combining rural tranquillity with excellent connectivity

2975 sq ft (276.4 sq m)





The kitchen

Designed as the heart of the home, the kitchen offers generous preparation and dining space centred around a substantial island. Ample cabinetry, integrated appliances and worktops complement the character of the barn, while exposed beams reinforce its impressive proportions. An open connection leads naturally into the adjoining dining area, and double doors lead to the terrace outside.





The dining area

Perfect for everyday meals or entertaining, the dining area enjoys an open plan relationship with both the kitchen and living space. Double height glazing fills the room with views across the courtyard, while exposed timber framing and the galleried landing above create an impressive sense of volume.





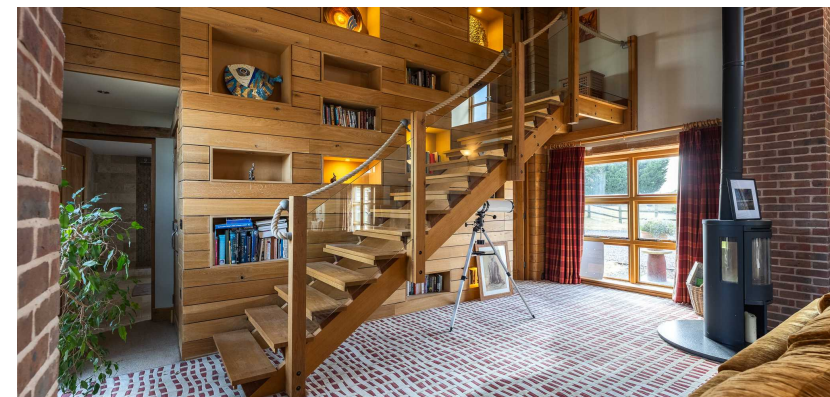
The living area

The principal reception space is a spectacular double height room, thoughtfully designed for both grand scale entertaining and relaxed everyday living. An impressive vaulted ceiling showcases substantial exposed oak trusses, while the galleried landing and handcrafted oak staircase create a striking architectural centrepiece. A contemporary freestanding wood burner introducing warmth and atmosphere.





Viewed from the gallery above, the remarkable scale of the room becomes even more apparent, with beautifully crafted timber detailing enhancing its character throughout. Distinct seating areas are effortlessly accommodated beneath the soaring vaulted ceiling, allowing the reception spaces to flow seamlessly together while maintaining an exceptional sense of openness and volume.





The entrance hall

A welcoming reception introduces the home with an immediate appreciation of its scale and character. A glazed entrance, exposed beams and tiled flooring establish an attractive first impression, while open access into the principal living spaces provides an easy flow throughout the ground floor. Its generous proportions also offer excellent flexibility, lending themselves to a variety of uses.



The boot room and utility

Practical everyday living is well served by the combined boot room and utility. Fitted storage, work surfaces and space for laundry appliances provide useful functionality, while external access makes it ideal after time spent outdoors. There is also access from here to the fourth bedroom suite.



The principal bedroom

Occupying its own private wing on the first-floor, the principal bedroom is an impressive suite with excellent proportions. Exposed beams add character throughout, while windows on two elevations provide pleasant outlooks. There is ample space for bedroom furniture together with direct access into the luxurious en suite.





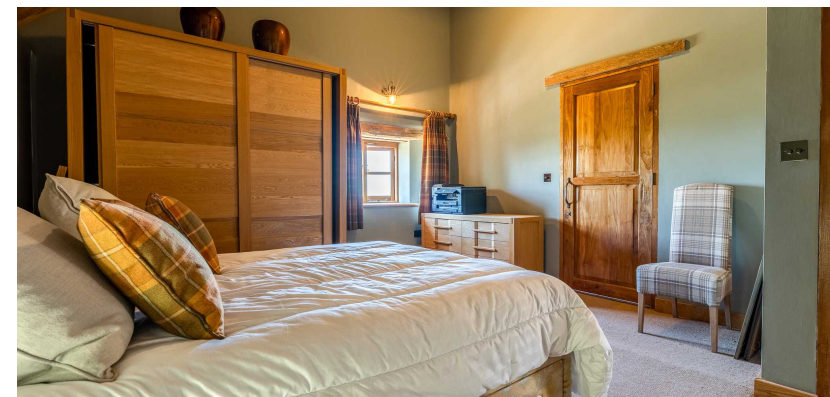
The principal en suite

Finished to an excellent standard, the principal en suite features a freestanding bath and an exceptionally spacious walk in shower. A WC sits alongside a chrome towel rail, while twin vanity units provide generous storage. Vaulted ceilings create a distinctive and luxurious setting.



The second bedroom

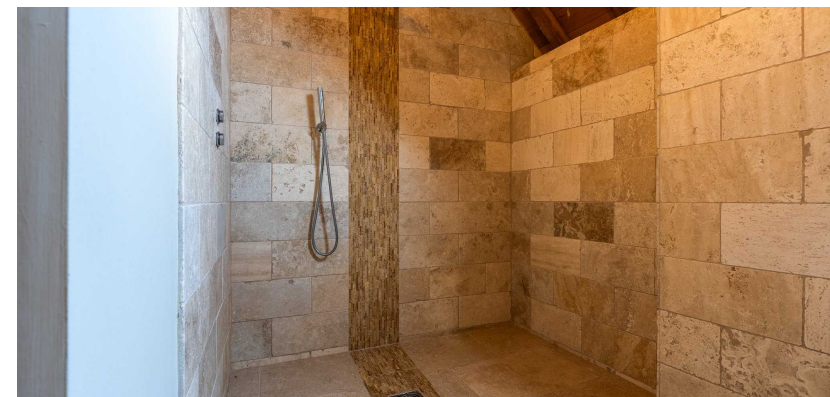
Positioned above the kitchen, the second bedroom is a generously proportioned double bedroom with an impressive vaulted ceiling. An oak framed window introduces natural light, and there is ample room for freestanding furniture. Direct access leads through to the private en suite, creating a comfortable and well appointed guest suite.





The second bedroom en suite

Serving the second bedroom, the en suite is appointed with a large walk in shower, wash basin and WC. Natural stone finishes and exposed beams continue the character established throughout the accommodation.





The third bedroom and en suite

The third bedroom provides spacious guest accommodation on the ground floor, with dual aspect windows overlooking the surroundings. A private en suite shower room completes the suite, offering another generously sized walk in shower together with quality sanitary ware for comfortable independent accommodation.





The fourth bedroom and en suite

Situated on the ground floor, the fourth bedroom is well suited for guests or multi generational living. The generous double room is complemented by a window overlooking the grounds, while the adjoining en suite includes a walk in shower, wash basin and WC.



The garden

The outdoor space has been designed to complement the barn's rural setting with an extensive paved terrace providing excellent space for outdoor dining and entertaining. Open countryside surrounds the property, creating attractive far reaching views beyond the gardens.



Beyond the terrace, the gardens include generous lawned areas together with established planting and gravelled seating spaces. The arrangement provides excellent opportunities to enjoy the peaceful surroundings while maintaining a practical and manageable outdoor environment.





The outbuildings

An excellent range of outbuildings enhances the property's versatility. Two garages are complemented by two stables and a tack room, providing superb facilities for equestrian interests, storage or a variety of other practical uses.



The driveway and parking

A substantial gravel driveway provides extensive parking and easy access around the property. The twin garages offer further secure parking, while the generous forecourt allows ample space for visitors and larger vehicles, all framed by attractive views across the surrounding countryside.

Location

Dove Barn enjoys a peaceful rural setting at Brickbarns Farm surrounded by attractive Worcestershire countryside. The location offers an appealing balance of country living with convenient access to nearby villages and surrounding market towns for everyday shopping, leisure facilities and professional services. The area is well regarded for its scenic walks, bridleways and open landscapes, making it particularly attractive for those seeking a quieter lifestyle while remaining well connected to the wider region.

Services

The property benefits from mains electricity and water, an air source heat pump, and a septic tank drainage system.

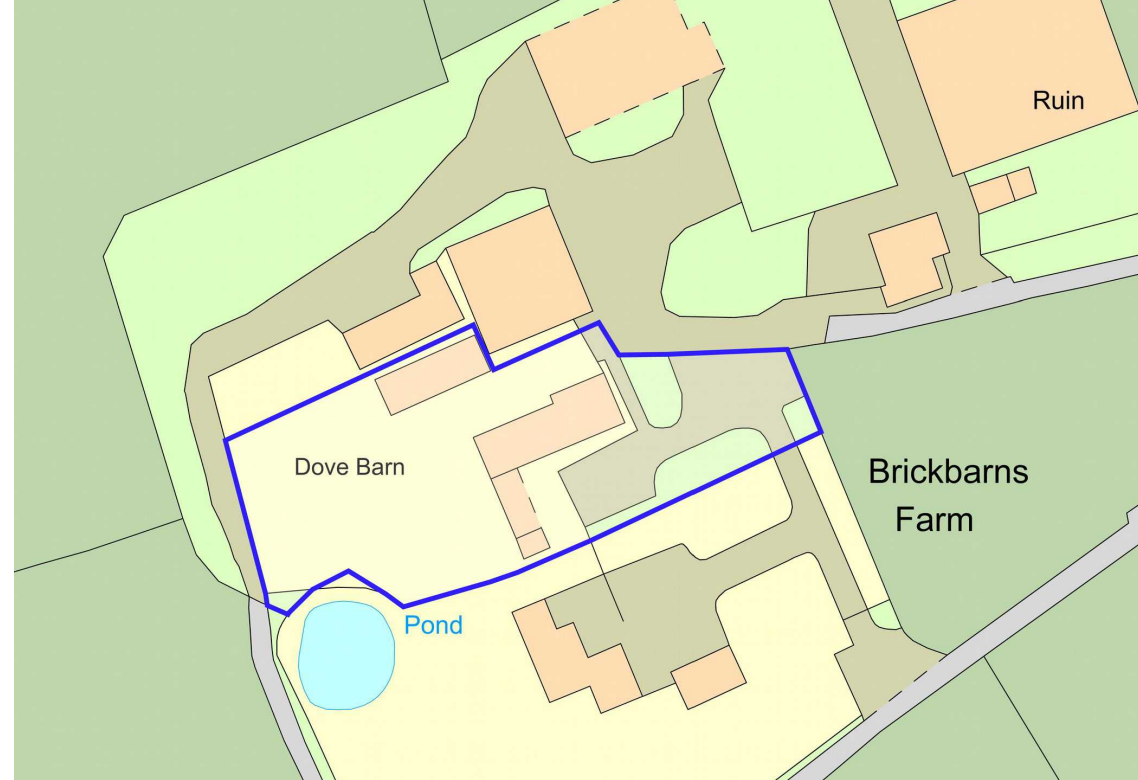
Broadband Speed: Standard broadband available. Download speeds up to 15 Mbps and upload speeds up to 1 Mbps (source: Ofcom checker).

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 H





Dove Barn, Brickbarns Farm

Approximate Gross Internal Area = 276.4 sq m / 2975 sq ft
(Excluding Void)

Outbuilding = 91.7 sq m / 987 sq ft

Total = 368.1 sq m / 3962 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	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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