



Astley

Stourport-On-Severn | DY13 0RH

RJ
COUNTRY HOMES

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This stunning Grade II listed Victorian barn conversion is full of character and charm, set in a private and tranquil location. With five spacious bedrooms, it's ideal for multi-generational living. The property is nestled within 3/4 of an acre of beautifully maintained gardens, offering both privacy and space in a serene country setting.

Location:

This impressive property is located within the desirable village of Astley. Local amenities include a convenience store and Post Office, pharmacy, village hall and a veterinary surgery, as well as many local public houses. The nearby village is well connected to roads and rail links for commuting. Rail services to London and Birmingham can be found nearby in Droitwich and Worcester. Kidderminster (6 miles), Worcester (14 miles), Birmingham (30 miles). All distances are approximate.

Education:

There is superb schooling on offer in the local area, with Astley CE Primary School within walking distance and the property is within catchment of the renowned Chantry school. In the independent sector there is King's Worcester and RGS Worcester.

Accommodation Comprising Of:

Kitchen, utility, cloakroom, hallway, sitting room, dining room, separate sitting room, double bedroom with en-suite (guest suite), master bedroom with en-suite shower room, 3 further bedrooms, family bathroom.





Ground Floor Accommodation:

The entrance hallway has flagstone flooring and doors leading through to the kitchen and sitting room. The kitchen exudes character and is the essence of the home, incorporating a bespoke Shaker style kitchen with breakfast island and Rangemaster cooker. Integrated appliances include a Neff refrigerator and a Bosch dishwasher. There is space for a double fridge/freezer. In addition to a door leading to the rear patio, a traditional wooden door leads to a small hall with access to outside via a split stable door, a utility room and separate cloakroom.

The expansive sitting room is full of character with a large inglenook fireplace incorporating a log burner for warmth on cooler evenings. The full length front window brings light and a great feeling of space. Access to the first floor accommodation is provided via a feature open staircase, and there is also a Pollock 2 metre steplift which provides further ease of access. Doors lead from the sitting room through into single storey accommodation, with vaulted ceilings throughout. It offers a dining room, leading through to an additional sitting room and a spacious double bedroom with en-suite facilities. Each room also has a door providing access to the garden. This area would be ideal for multi-generational living.

First Floor Accommodation:

A fabulous galleried landing provides the wow factor with views through the front picture windows front and rear. The master bedroom incorporates more character with beams and a superbly refitted en-suite shower room with underfloor heating and a heated towel rail. Next to this bedroom is the smallest of the additional bedrooms, with a vertical and ceiling beam, the 2 Velux windows providing plenty of light. Further along the spacious landing you will find a wonderfully appointed family bathroom with underfloor heating, freestanding bath, WC, open shower with screen, heated towel rail and hand wash basin. Two further double bedrooms and an ample airing cupboard complete the first floor accommodation.





Outside:

A wooden five-bar gate welcomes you onto the driveway which has space for multiple cars and extends to the general double garage. A lovely patio to the rear of the property provides you with the ideal space for outdoor entertaining. There is also an additional outside storage building. Steps take you up to the upper expanse of lawn which has a wonderful selection of trees and glorious far reaching views of the countryside beyond.

Services: Oil fired central heating, mains water, electricity and drainage.

Tenure: Freehold

Council: Malvern Hills District Council

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

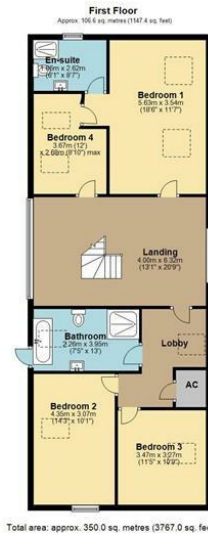
Administration Deposit:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.







Total area: approx. 350.0 sq. metres (3767.0 sq. feet)



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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