



Stourport-On-Severn | DY13 0SQ



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An immaculate three-bedroom barn conversion offering breathtaking views across Larford Lakes and the surrounding countryside. This exceptional home perfectly blends timeless character with modern comfort, creating a truly inviting and stylish living space. Further enhancing its appeal, the property benefits from lapsed planning permission (2016) for a single-storey extension, presenting an opportunity to expand and further elevate an already impressive residence.

Location:

Enjoying the best of both worlds, this property combines picturesque views across rural Worcestershire with convenient access to nearby towns. Astley Church of England Primary School and the highly regarded Chantry High School are both within catchment, alongside a selection of excellent independent schools, including The Royal Grammar School and King's School. The parish of Astley itself offers a post office, convenience shop, veterinary practice, and a traditional village pub. Despite its tranquil setting, the property remains well connected, with excellent road and rail links. The M5 motorway is easily accessible at Junctions 5 and 6 (approximately 12 and 13 miles respectively), while nearby rail services provide connections to Birmingham, Worcester, and a direct route to London Marylebone.

Accommodation Comprising:

Reception Hallway, Kitchen/Diner, Sitting Room, Sun Room, WC, Three Bedrooms, En Suite, Bathroom, Two Garages.

Ground Floor Accommodation:

A welcoming and characterful reception hallway sets the tone for the home, featuring exposed beams and traditional thumb and latch doors, and providing access to the principal reception rooms and cloakroom.





The impressive sitting room is flooded with natural light through its dual-aspect design, with French doors opening onto the patio and rear garden. Enjoying uninterrupted views across the lakes and surrounding countryside, this elegant space is currently arranged to incorporate dining, offering excellent versatility. The seamless transition between indoors and out makes it ideal for entertaining, with guests able to move effortlessly between the house and garden while taking in the exceptional setting.

The kitchen/dining room has been thoughtfully designed to cater for both everyday living and entertaining. It features a classic range cooker with extractor hood over, bespoke country-style cabinetry, wood-effect work surfaces, and space for an American-style fridge freezer, alongside an integrated dishwasher. Exposed beams add warmth and character, while a doorway leads through to the sun room. Here, expansive glazing and French doors frame the surrounding landscape, creating a peaceful retreat and the perfect place to enjoy the abundance of birds and wildlife.

A bespoke oak and glass staircase rises to the first floor.

First Floor Accommodation:

All three bedrooms are beautifully presented and enjoy delightful views over the garden and lakes. The landing continues the home's characterful aesthetic, complete with exposed beams and traditional doors.

The principal bedroom benefits from built-in wardrobes and a recently refitted en suite shower room, finished to a high standard. The remaining bedrooms are equally well-proportioned, while the family bathroom is appointed with a contemporary suite, complemented by elegant Karndean flooring and refined detailing.

Outside:

The property is set within a private, south-east-facing garden, offering a tranquil and beautifully arranged outdoor space. A combination of patio, lawn, and landscaped areas creates an ideal setting for al fresco dining and relaxation, all while enjoying the far-reaching views.





Approached via a gravelled driveway, the property leads to an attractive courtyard setting and benefits from two single garages, both with light, power, and water. One garage is currently utilised as a gym, while the other offers excellent potential for conversion into a home office or studio, subject to any necessary consents. Additional visitor parking is also available.

Additional Information:

A monthly maintenance contribution of £45 applies, covering the upkeep of communal areas and the driveway. Drainage is via a shared bio-disc system.

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Services: Mains electricity, water, LPG, and private drainage.

Council: Malvern Hills District Council

Council Tax Band E

Important Note to Purchasers:

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

Administration Deposit:

A deposit of £1,000 is required prior to issuing the Memorandum of Sale. This will be reimbursed upon completion. Should a purchaser withdraw, the deposit may be retained, in full or in part, to cover administration and re-marketing costs.

RJ Country Homes has not tested any apparatus, equipment, fixtures, fittings, or services and cannot guarantee that they are in working order or fit for purpose. Buyers are advised to seek verification from their solicitor or surveyor. All information regarding tenure is provided by the seller, and verification should be obtained by the buyer's solicitor. Items shown in photographs are not included unless specifically stated within these particulars, though they may be available by separate negotiation.







Approx. Gross Internal Floor Area 1393 sq. ft / 129.40 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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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.

