



Brook Farm Barn Brook Lane, Pershore, WR10 3JX

Offers over £750,000





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Pershire, WR10 3JX

- A truly unique opportunity to purchase a beautiful barn conversion set in wonderful gardens
- Large driveway providing ample parking and ideal if you have a motorhome or caravan
- Detached single garage
- Walled rear garden with patio and raised beds
- Located in one of Bredon Hills most desirable villages
- Three beds, three bathrooms
- Bursting with character and charm
- A rural retreat with the most wonderful grounds spanning over half an acre

A BEAUTIFUL POSITION IN A TRANQUIL AND PEACEFUL LOCATION WITH STUNNING GARDENS

Occupying an enviable plot approaching over half an acre, this distinctive detached barn conversion is nestled within the highly sought-after village of Crophorne and offers a rare combination of character, space and versatility.

Beautifully presented throughout, the property showcases a wealth of original charm and architectural features, most notably within the impressive living room, where a vaulted ceiling and striking mezzanine level create a wonderful sense of space and character. The accommodation has been thoughtfully arranged to provide both comfortable family living and flexible guest accommodation.

The ground floor comprises a welcoming entrance hall, an impressive living room with mezzanine floor, a separate dining room ideal for entertaining, a well-appointed kitchen/breakfast room, utility room, and a generously proportioned bedroom complete with en-suite shower room.

To the first floor are two further double bedrooms, each benefiting from their own en-suite facilities, providing excellent privacy and convenience for family members or guests.

Externally, the property continues to impress with ample off-road parking for several vehicles, detached single garage with the added benefit of solar panels and beautifully established gardens extending to approximately half an acre. The mature grounds offer a delightful setting, with expansive lawns, established planting and a high degree of privacy, creating an ideal environment for outdoor entertaining, recreation and relaxation.



Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band E

EPC Rating - TBC (Awaiting report)

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

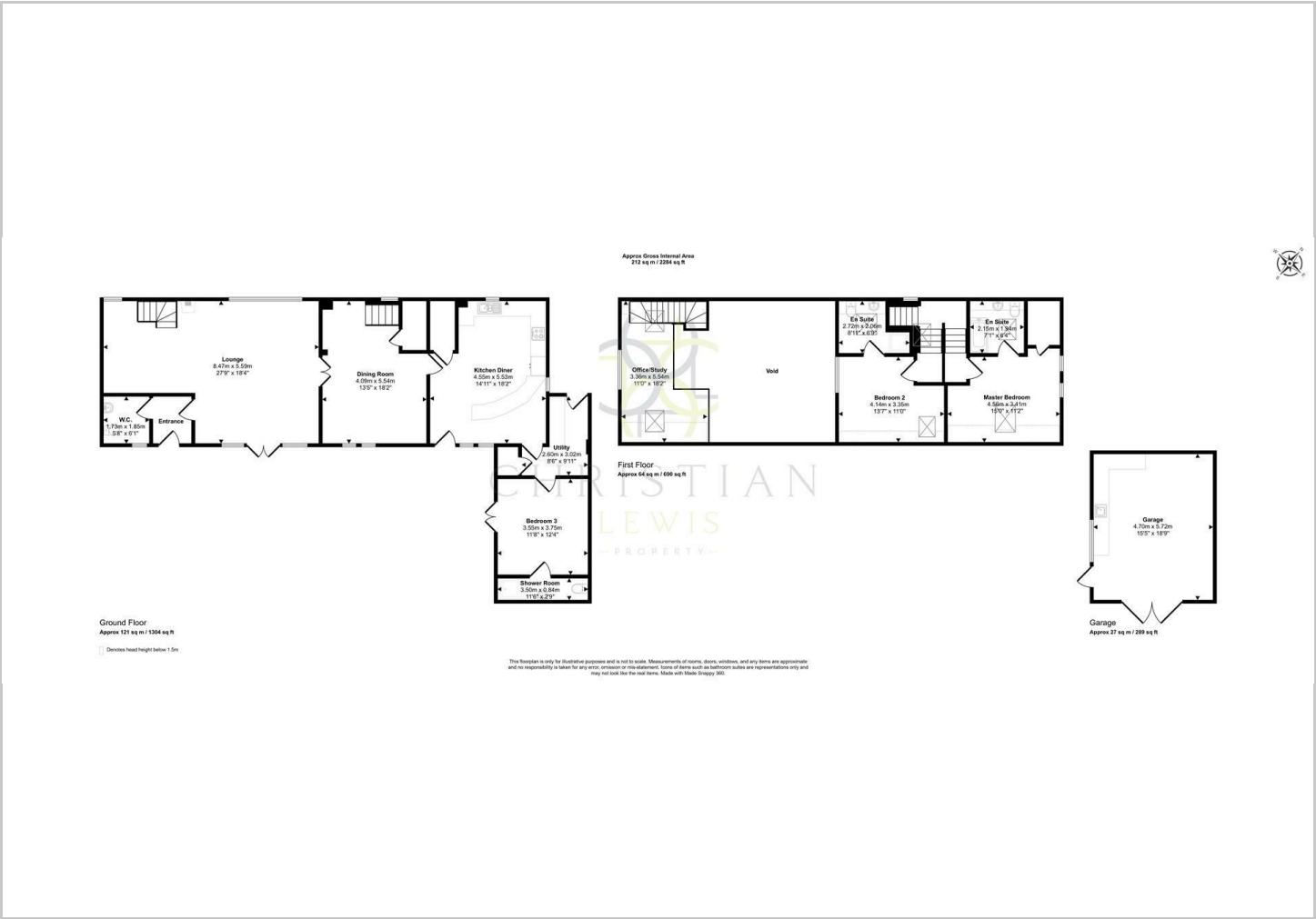
Please inform us if you become aware of any information being inaccurate.







Floor Plans



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	