



Green Barn
Bush Lane | Callow End | Worcester | WR2 4TF

GREEN BARN

Green Barn is an immaculately presented Class Q conversion redefining contemporary country living. Set within approximately 5 acres of private west-facing grounds, this detached home blends architectural clarity with outstanding energy efficiency, including solar panels and a 9.6kW battery system.



Introduction Summary

A spacious reception hall leads to a vast open-plan kitchen, dining and living space, where stylish cabinetry, automatic skylights and bi-fold doors frame far-reaching views. Four bedrooms and two bathrooms are supported by a practical utility room. Externally, gated access, an oak-framed double garage with workshop and EV charging outlet, orchard, summer house and paddock deliver privacy, flexibility and lifestyle appeal. Set in a sought-after location with excellent connectivity to local travel infrastructure, Green Barn offers rural lifestyle with practicality.

Accommodation Summary

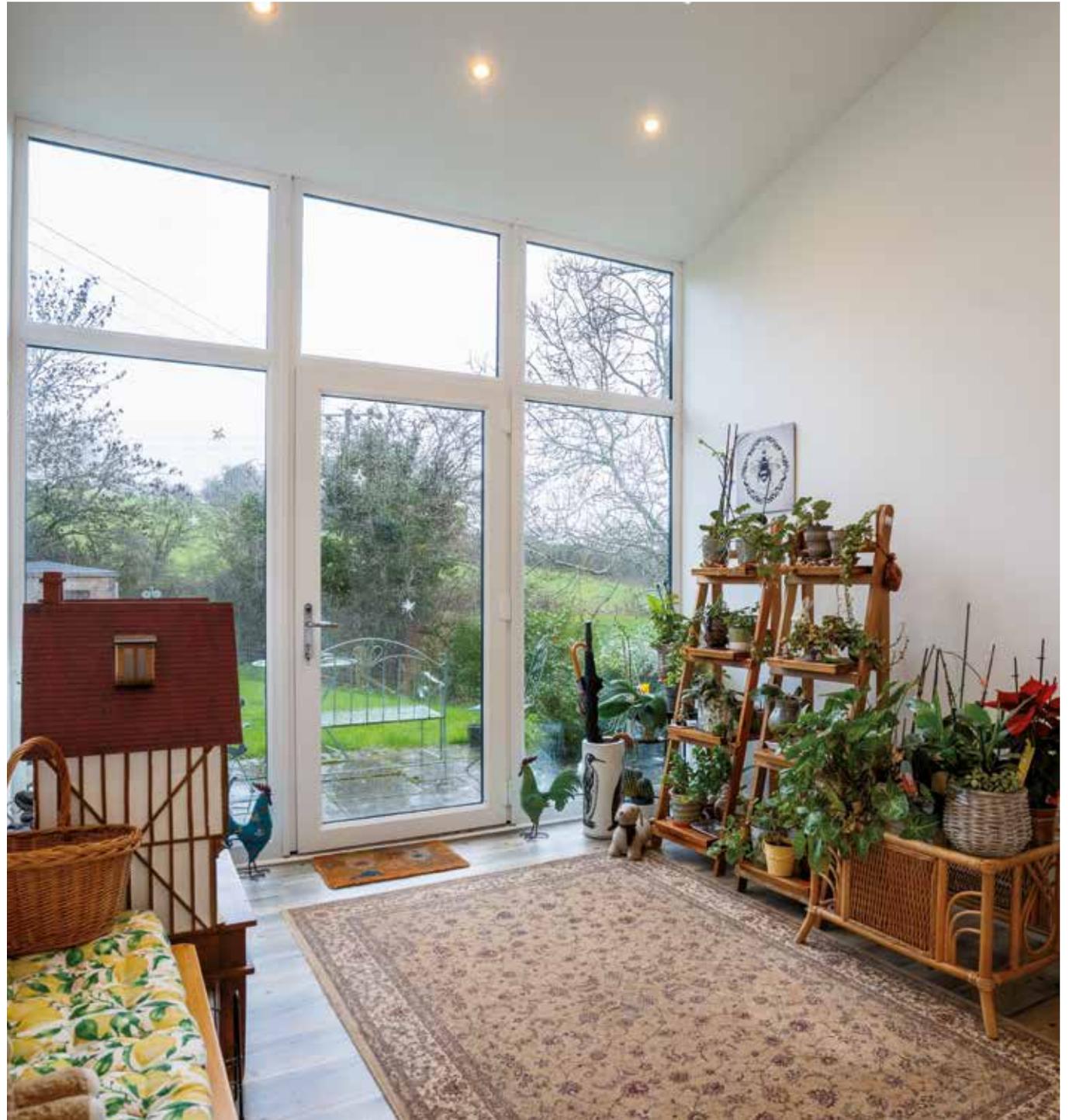
Ground Floor: Green Barn is an exceptionally well-presented, detached, Class Q converted barn, delivering a sophisticated fusion of contemporary design, exemplary energy efficiency and idyllic rural seclusion. Immaculately finished throughout, this turn-key home offers an elevated standard of country living with a seamless balance between style, comfort and practicality.

A striking, light-filled reception hall sets an impressive tone on arrival, providing an elegant introduction to the accommodation and guiding you naturally into the expansive open-plan kitchen, dining and living space. This remarkable principal reception area is generous in scale yet intuitive in layout, allowing for both relaxed family living and refined entertaining. The bespoke fitted kitchen is centred around a substantial island, complemented by Karndean flooring throughout, automatic skylights and bi-fold doors that frame breath-taking, uninterrupted west-facing views across the grounds and beyond.

The connection between inside and out is both fluid and purposeful, with direct access onto a paved terrace that is ideal for al fresco dining or simply enjoying the tranquil surroundings. Underfloor heating extends throughout the property, ensuring consistent warmth and comfort in every season.

Practicality has been carefully considered, with a separate utility room and a stylish contemporary family bathroom featuring wet walls. The principal bedroom is particularly impressive, boasting vaulted ceilings and a serene outlook with an ensuite, while three further well-proportioned bedrooms provide flexible accommodation for family, guests or home working. The loft space is fully boarded and insulated, offering valuable additional storage or potential for future adaptation, subject to consents.

Sustainability sits at the heart of Green Barn's design. The property benefits from solar panels feeding into a 9.6kW battery system, significantly enhancing energy efficiency and long-term cost control – a forward-thinking feature that aligns perfectly with modern rural living.









Seller Insight

“ Tucked away along the picturesque Bush Lane leading towards the Old Hills, this home was originally chosen for its enviable setting and peaceful position. The approach itself sets the tone – a location defined by natural beauty, tranquillity and a shared respect for the surrounding landscape.

At the heart of the home lies an expansive open-plan living area, a wonderfully sociable space that creates an immediate sense of light and volume. It has been the backdrop to countless family occasions, particularly Christmas and seasonal celebrations, comfortably accommodating gatherings while retaining a warm and welcoming atmosphere. The layout flows effortlessly, making it equally suited to everyday family life and entertaining alike.

Externally, the property continues to delight. The garden is notably quiet and rich in wildlife, offering a daily connection to nature. Blue tits return each year to the nest box, swallows nest within the garage, and even a robin chose the property as its home last season. The south-facing border has been thoughtfully planted to encourage bees and insects, further enhancing the ecological value of the space. Planning permission has also been secured to convert the garden area to residential use and to construct a timber frame garage, presenting exciting scope for future enhancement.

Bush Lane itself enjoys a friendly and environmentally conscious community. Neighbours share a collective appreciation for protecting the area's character – a sentiment perfectly illustrated by a nearby resident who keeps beehives in the field opposite, with rent charmingly paid in jars of honey.

For those who enjoy the outdoors, the surrounding area offers endless opportunity. The Old Hills, bridle paths and riverside walks are all easily accessible, providing year-round enjoyment and a lifestyle deeply connected to the countryside.”

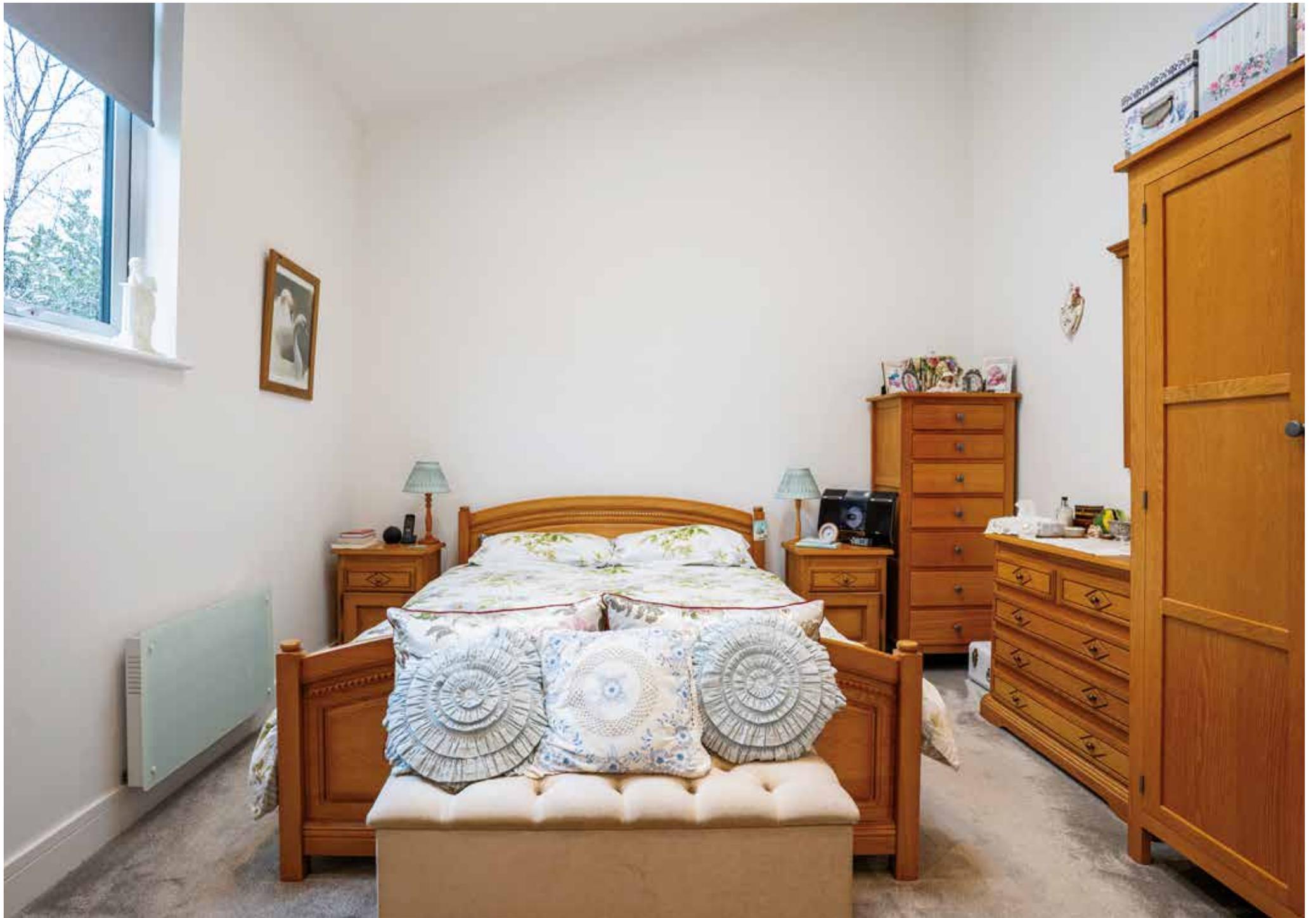
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





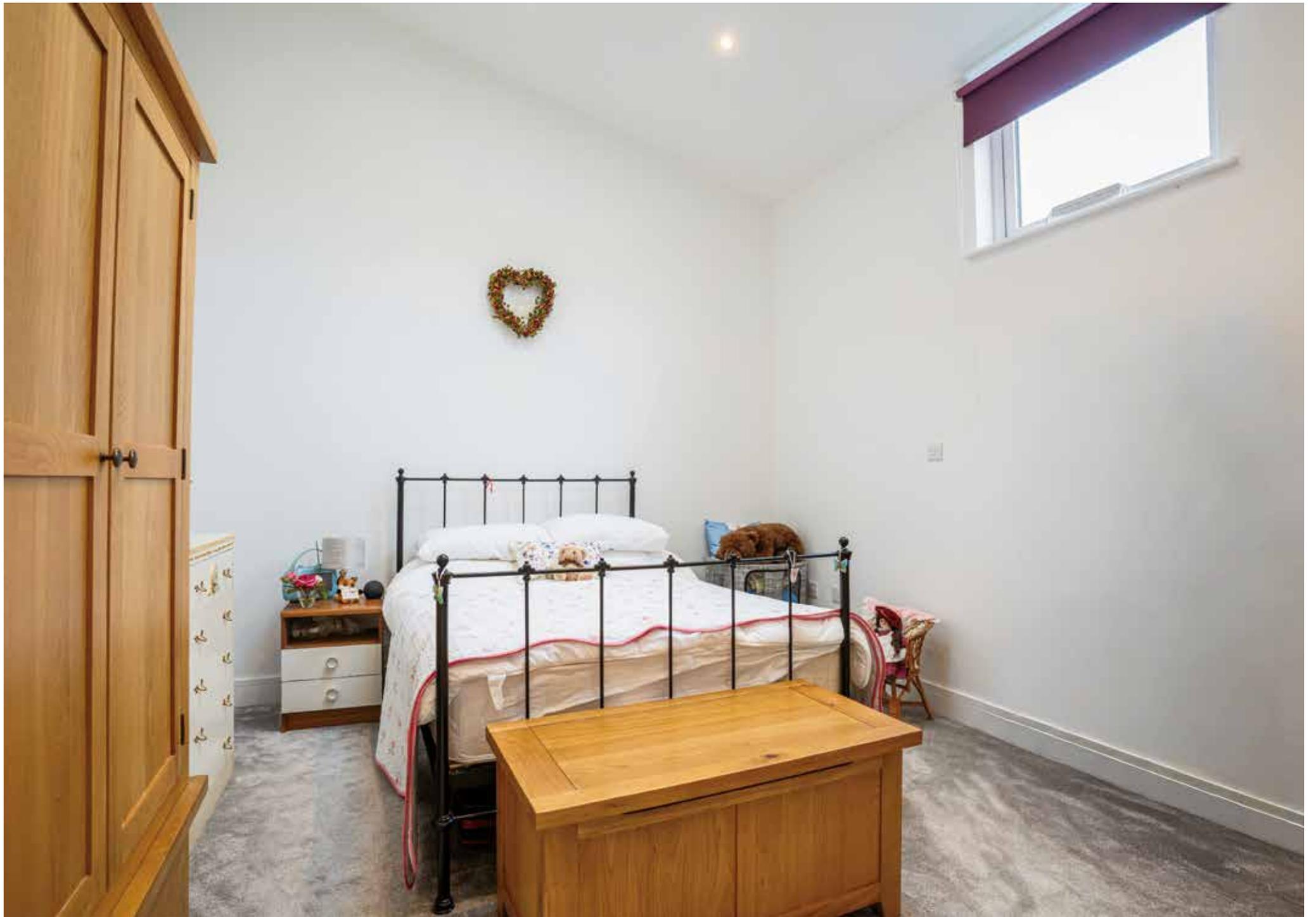


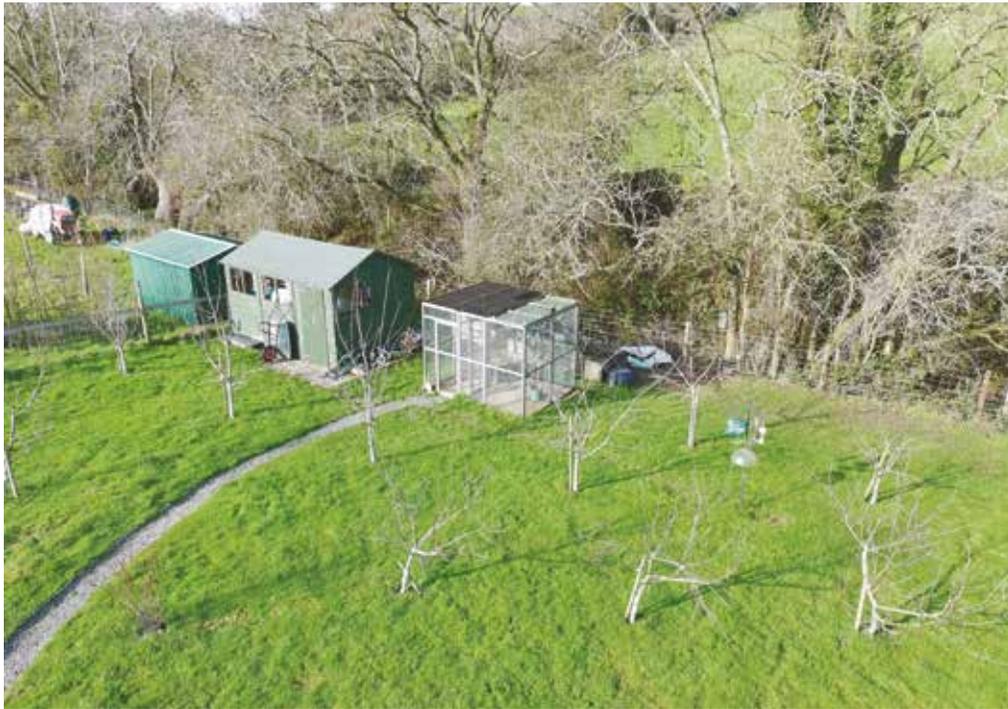
















LOCATION

Green Barn occupies a highly desirable rural Worcestershire setting that delivers the best of both worlds; peaceful countryside living alongside excellent access to amenities, transport links and cultural attractions. The historic cathedral city of Worcester is approximately a 10-15-minute drive, providing a sophisticated mix of high-street and independent retailers, cafés, restaurants and riverside walks along the Severn. The city's cultural offering is particularly strong, with regular performances at the theatre, the contemporary resources of The Hive, a wealth of heritage museums, and an impressive programme of concerts and events hosted within Worcester cathedral.

The property enjoys convenient access to the M5 motorway, providing swift connectivity north towards Birmingham and south to the wider south-west. Birmingham Airport (BHX) lies approximately 35 miles to the north-east, reachable in around 40-45 minutes by car and offering a comprehensive range of domestic and international flights. For rail commuters, Worcestershire Parkway station is approximately a 15-minute drive, with direct services to London Paddington taking around 2 hours 15 minutes. Worcester Foregate Street is approximately 15-20 minutes away, while Worcester Shrub Hill is also within easy reach, providing additional regional connections.

Families are exceptionally well served by the outstanding selection of local schools. King's School Worcester is approximately 15 minutes away, with the Royal Grammar School Worcester and RGS The Grange similarly accessible within around a 15-20-minute drive. Further independent options include Malvern College, Bowbrook House and a number of highly regarded preparatory and senior schools across the county.

Closer to home, the surrounding landscape is characterised by rolling fields, scenic lanes and an extensive network of bridleways and public footpaths, making it ideal for walking, cycling and equestrian pursuits. The area is dotted with characterful village pubs and destination restaurants that epitomise classic English hospitality. Callow End has a village shop, hairdressers and community hall. 'Shop at The Top' in Callow End is a highly regarded farm shop, deli and café nestled next to The Old Bush pub. Well-stocked with fresh local produce, artisanal goods, bread, cakes and delicacies, it also offers hot drinks, light lunches and seasonal dishes in a welcoming setting – a genuine community hub serving visitors and residents alike.

Nearby towns such as Malvern – renowned for the dramatic backdrop of the Malvern Hills and its boutique shopping – and Pershore, with its elegant riverside setting and artisan markets, are all within comfortable driving distance.

Green Barn therefore offers a rare combination of rural tranquillity, lifestyle appeal and first-class connectivity, making it an exceptionally well-positioned country home.





Services, Utilities & Property Information

Tenure - Freehold.

Council Tax Band - E.

Local Authority - Malvern Hills.

EPC - Rating B.

Property Construction - Non-standard (steel framed).

Electricity Supply - Mains.

Water Supply - Mains.

Drainage and Sewerage - Mains.

Heating - Gas.

Broadband - FTTC superfast fibre broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G/5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Double garage and driveway parking for 2 vehicles.

Additional Information - Solar panels installed 2023 and owned outright with 10kW battery storage. CCTV or similar security system in operation. New home warranty until 2030 with Advantage. The property is subject to and benefits from various rights and easements, including service and access rights created by historic and modern deeds. Some rights are granted over neighbouring land registered with qualified title (Right of Way between Bush Lane and property entrance gate). The title also contains restrictive covenants and provisions relating to boundary structures. The property benefits from existing indemnity insurance policies, including no-search and chancel repair indemnity cover. These were put in place in lieu of certain searches and do not indicate any known defects. Planning - application submitted for 3 houses on land adjoining the property.

Directions

Postcode: WR2 4TF

what3words: ///appointed.imply.alarm

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111.

Website

For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Ground Floor



Summerhouse

Garage

The Green Barn, Callow End - Sales Plan

House: 163.9m² / 1764ft²

Garage: 42.3m² / 455ft²

Summerhouse: 7.26m² / 78ft²

Please note that all measurements and fittings are Approximate and for illustrative purposes only. Do not scale from this drawing.

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed xx.xx.2026





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