



**Alcester Road, Inkberrow**  
Worcester, WR7 4HR

Available at  
Offers Over £750,000



A truly characterful detached barn conversion, occupying a delightful semi-rural setting within a little over two acres and offering an exceptional lifestyle opportunity, particularly for those with equestrian interests. Set well back from the road and approached via a long private driveway, the property combines wonderfully proportioned accommodation of approximately 2,600 sq ft with a wealth of charm and character, extensive grounds, excellent equestrian facilities, a self-contained annexe and a further detached cabin.

An enclosed entrance porch opens into the welcoming hallway, from where the character of this individual home immediately becomes apparent. The impressive living/dining room provides a superb space for both everyday living and entertaining, with a feature fireplace incorporating a log-burning stove creating a particularly warm and inviting atmosphere.

To the rear is a spacious garden room, enjoying direct access onto the garden and providing an excellent connection between the house and its attractive outside space. A further fitted log burner makes this a room to enjoy throughout the year. The kitchen is complemented by a separate snug, while a range of fitted units provides practical storage and workspace. A useful utility room lies beyond, together with a guest cloakroom/WC.

On the first floor, a spacious open landing leads to the generous principal bedroom suite, which benefits from ample built-in storage, a separate dressing room and en-suite shower/wet room. There are two further well-proportioned bedrooms together with the family bathroom.

Outside, the property is approached over a long driveway which opens onto a generous gravelled parking area providing ample space for numerous vehicles. To the rear, the private garden offers an attractive setting in which to relax and entertain, with a paved terrace ideal for alfresco dining, a shaped lawn and established mature borders.





**Tax Band: F**

**Council: Wychavon District Council**

**Tenure: Freehold**

A gate from the garden provides informal access to a bridlepath, opening up some wonderful countryside walks and rides down towards the village and beyond.

#### Equestrian Facilities

A particular feature of the property is its excellent equestrian provision. Set within the grounds is a purpose-built three stable block and tack room, together with paddocks and an impressive 40m x 20m ménage, making the property ideally suited to buyers looking to keep horses at home. Combined with the overall plot of a little over two acres and nearby bridleway access, the facilities create a particularly appealing equestrian lifestyle opportunity.

#### Self-Contained Annexe

Attached to the main barn is a valuable self-contained annexe, offering excellent flexibility for extended family, guests or other ancillary accommodation. The annexe comprises a fitted kitchen, dining area, comfortable lounge, double bedroom and shower room. This space could easily be integrated into the main accommodation if preferred.

#### Detached Cabin

Further enhancing the versatility of the property is a detached, fully self-contained timber cabin situated within the grounds. The cabin has been in continuous residential use as an independent unit for over 13 years and provides accommodation comprising a fitted kitchen, bathroom and bedroom, with utility supplies connected from the main house.

A Certificate of Lawfulness application to formalise the cabin's use as a separate dwelling is currently being prepared for submission to Wychavon District Council. The sale will proceed on the basis that this position is regularised prior to completion.

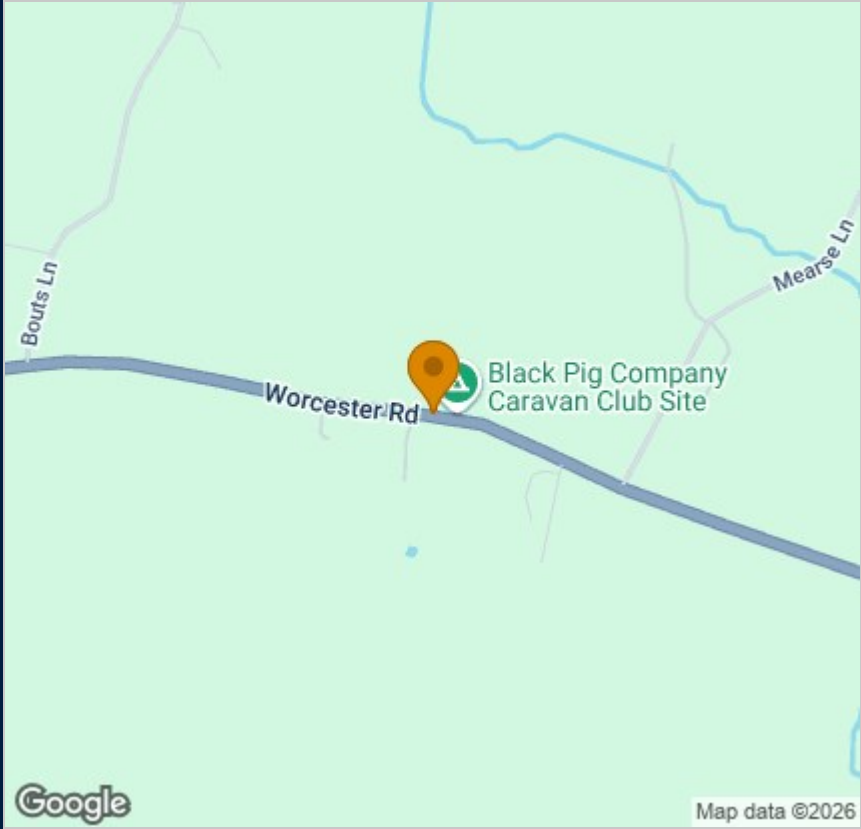
Offering tremendous character, generous accommodation and considerable versatility, together with over two acres, excellent equestrian facilities, an annexe and additional independent accommodation, this is a highly individual country property ideally suited to buyers seeking space, privacy and a lifestyle home in an attractive rural setting.

what3words: ///unwind.laminated.steadily

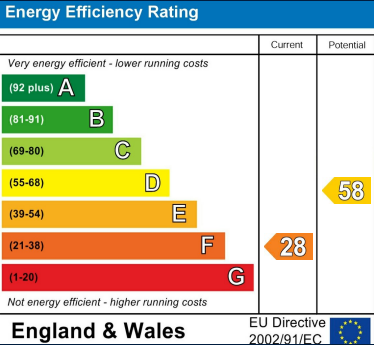
# Floor Plan



# Map



# Energy Performance



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55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN  
Tel: 01789 868168 Email: stratford@jeremymcginn.com  
www.jeremymcginn.com