



## The Granary

Wychbold, WR9 0BY

Andrew Grant

# The Granary

Ridgeway Court, Wychbold, WR9 0BY

**3 Bedrooms    2 Bathrooms    2 Reception Rooms**

A characterful Grade II curtilage listed former granary, with origins believed to date back to the 17th century, offering generous accommodation, established gardens and excellent parking, set within open countryside and close to village amenities.

- A beautifully presented and substantial converted granary combining period character with flexible living accommodation.
- Exposed beams, vaulted ceilings and a striking principal bedroom suite that define the home's unique architectural appeal.
- An established and thoughtfully arranged rear garden with lawn, mature planting, pergola, greenhouse and a detached outbuilding.
- A large brick-paved driveway and courtyard providing generous off-road parking for at least five cars, complemented by useful outbuildings.
- Set in open countryside near Wychbold, offering village amenities, good local schools and excellent road and rail connections.

The Granary is a characterful Grade II curtilage listed converted granary offering spacious and flexible accommodation rich in period detail, including exposed beams, vaulted ceilings, handcrafted solid oak doors and skirting boards and handmade vintage black steel curtain poles throughout. The layout includes multiple reception areas, a conservatory, well proportioned bedrooms and an impressive principal suite. Outside, the property is complemented by an established rear garden with lawn, planting, pergola, greenhouse and a detached timber outbuilding well suited for use as a hobby room or home office. A generous brick-paved driveway provides ample off-road parking for at least five vehicles. Set within Ridgeway Court in a rural position close to Wychbold, the property enjoys access to village amenities, good schools and excellent connections via the M5 and nearby rail links.

**2344 sq ft (217.8 sq m)**





## The kitchen

A characterful galley-style kitchen with exposed beams and brick detailing sits at the heart of the ground floor. Fitted cabinetry and integrated appliances line both sides, with a window over the sink bringing in natural light. A wide brick opening connects the kitchen to the dining room, offering an easy flow while keeping the spaces distinct.





## The dining room

The dining room adjoins the kitchen with an open connection ideal for everyday use and entertaining. Exposed beams and brickwork add character, while there is ample space for a full-sized dining table. Glazed doors lead through to the conservatory, enhancing the room's light and sense of flow. It works well as a central hub within the ground floor layout.



## The living room

Set to the rear of the ground floor, the living room is a generous and well proportioned space suited to everyday living. The room is triple aspect with windows providing views across the surrounding fields, while recessed lighting and tiled flooring create a clean and practical finish. The layout allows flexibility for both relaxing and entertaining, with a door leading through to a separate utility room for added convenience.





## The conservatory

Accessed directly from the dining room, the conservatory provides a useful additional reception space that enjoys a close relationship with the garden. Brick built to low level with glazed elevations and a pitched roof, the room is heated and works comfortably as a sitting area or garden room. Double doors open out to the garden, making this a practical extension of the ground floor that supports relaxed use throughout the year.



## The entrance hall and cloakroom

The entrance hall provides a welcoming arrival and sets the character for the ground floor, with a staircase to the first floor, useful under-stairs storage, an arched front window and 10mm oak flooring with exposed stonework. Positioned off the hall, the cloakroom is fitted with a WC and wash hand basin within a streamlined vanity unit, finished with fully tiled walls, offering a practical and discreet facility conveniently located for guests.





## The primary bedroom

Located on the first floor, the primary bedroom is an impressive and characterful space with a striking vaulted ceiling, exposed timber trusses and a multi fuel stove that together define the room. The generous proportions allow for flexible use while retaining a strong sense of scale within the layout.





The room is triple aspect with west facing views across the surrounding fields, offering far reaching outlooks and notable sunset views. Doors provide direct access to both the en suite and the Jack and Jill bathroom, creating a well considered and highly practical principal suite arrangement.





## The primary en suite

Accessed from the primary bedroom, the en suite is a well-proportioned space with a sloping ceiling and exposed timbers. A freestanding bath, pedestal basin and WC sit on a raised timber platform, with roof glazing and a feature window providing natural light and privacy. The generous floor area allows the room to function as a full bathroom rather than a compact en suite. This enhances the sense of a well-considered and comfortable principal suite.





## The second bedroom

The second bedroom is positioned on the first floor and offers a well balanced and comfortable double room. A vaulted ceiling with exposed beams adds depth and character while maintaining a practical and easily furnished footprint. A window enjoys open views across the surrounding fields, contributing to a calm and restful atmosphere, with direct access to the Jack and Jill bathroom enhancing day to day convenience.





## The third bedroom

The third bedroom is positioned on the first floor and provides a comfortable and well arranged double room. A pitched ceiling with an exposed beam adds character while preserving a practical layout for furniture placement. A window looks out across the surrounding buildings and landscape, offering a pleasant outlook. Its position close to the landing makes it a versatile space suited to use as a bedroom, home office or occasional guest room.



## The study

The study is a practical and well defined room positioned on the first floor, offering a quiet space suited to home working or focused use. Exposed ceiling timbers add character while the proportions allow for desk furniture and storage without compromising circulation. A window provides an outlook across the grounds, supporting a calm and productive environment.



## Jack and Jill bathroom

The Jack and Jill bathroom is positioned on the first floor and is arranged to serve the adjacent bedrooms with ease. Fitted with a walk in shower enclosure, WC and wash basin set within a vanity unit, the room offers a practical and well organised layout. Tiled walls and flooring provide a durable finish suited to shared use. Dual access enhances day to day convenience while maintaining a clear separation between sleeping accommodation and bathroom space.



## The garden

The garden sits to the rear of the house and is arranged as a series of informal spaces that combine lawn, established planting and hard landscaping, with open views extending towards the Malvern Hills. Paved pathways lead out from the conservatory to seating areas and continue through the garden, creating a natural flow between the house and its surroundings. Mature trees and hedging provide structure and privacy, while planted borders and specimen trees add seasonal interest.





A timber pergola offers a focal point within the garden, alongside a greenhouse and a detached timber outbuilding. The lawned areas are well proportioned and framed by planting, giving the garden a settled and enclosed feel while still enjoying wider countryside views. Overall, it is a varied and characterful outdoor space that complements the house and offers flexibility for both practical use and quiet enjoyment.





## The detached timber outbuilding

The detached timber outbuilding provides a highly versatile additional space. Fully insulated to the roof and floor and equipped with electrics and water, it is well suited to comfortable year round use. The interior lends itself particularly well to use as a home office, studio or hobby room, offering useful separation from the main house while remaining easily accessible. Its practical layout and services make it a valuable complement to the main accommodation.





## The driveway and parking

The property is approached via a brick-paved driveway that passes through a covered opening and opens into a generous central courtyard. This arrangement creates a defined sense of arrival while providing excellent practicality, with ample space for turning and off-road parking for at least five vehicles.

## Location

The Granary is located within Ridgeway Court, a small and discreet development set on the edge of the village of Wychbold. The setting offers a balance between a rural outlook and day to day convenience, with open countryside nearby while remaining within easy reach of local services. Wychbold provides a selection of amenities including convenience stores, public houses and access to walking routes along the Worcester and Birmingham Canal.

More comprehensive shopping and leisure facilities can be found in the nearby spa town of Droitwich, with Worcester city centre also easily accessible for a wider cultural and retail offering. The area is well regarded for schooling, with a first school in Wychbold, along with a range of further primary schools locally and secondary options in Droitwich, Bromsgrove and Worcester.

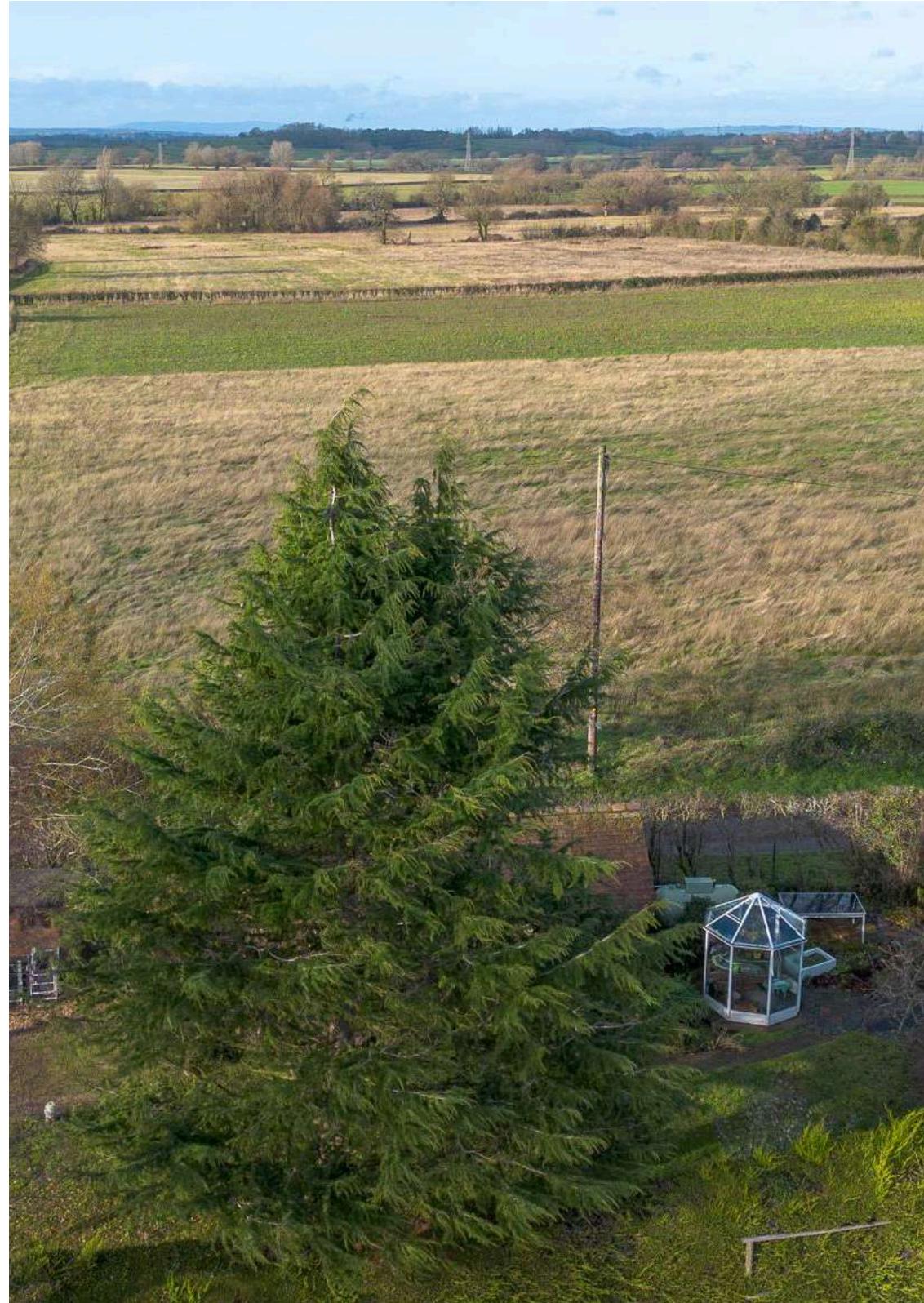
Transport connections are excellent, with Junction 5 of the M5 close by and Droitwich Spa railway station offering regular services to Worcester, Birmingham and London via connections, ensuring the property remains both rural and well connected.

## Services

The property benefits from liquid propane gas, mains electricity, mains water, a septic tank and a cesspool.

## Council Tax

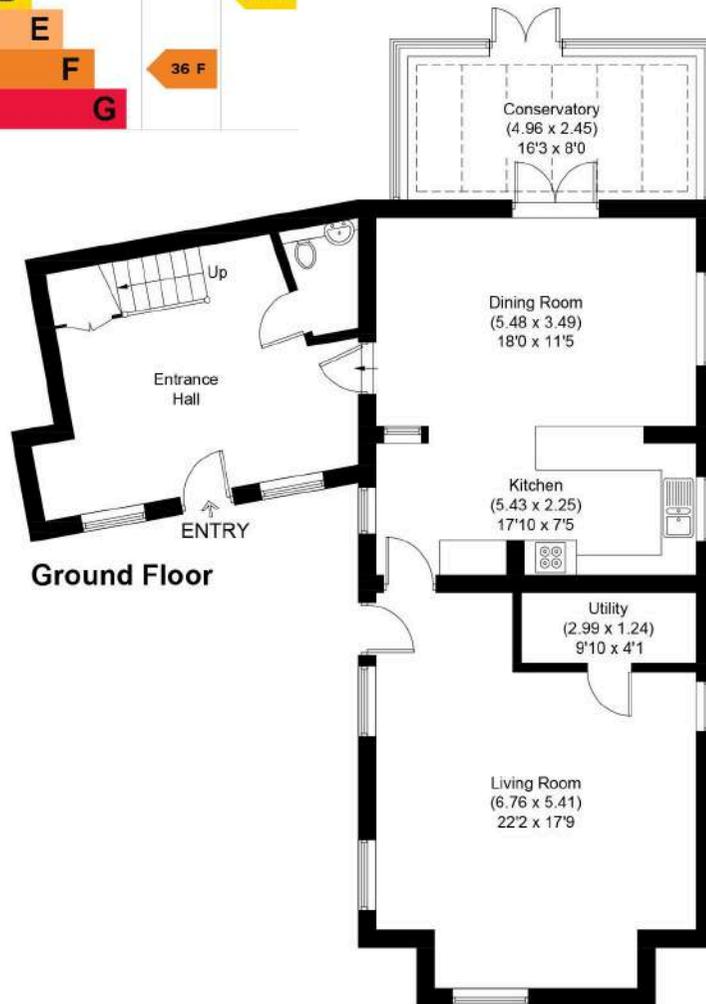
The Council Tax for this property is Band E.



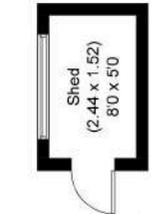
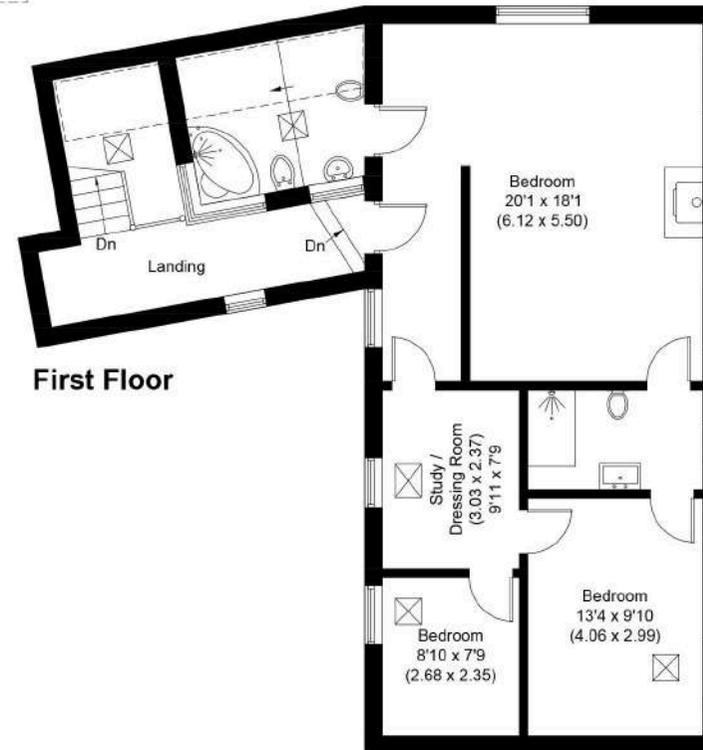
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Approximate Gross Internal Area  
 Ground Floor = 107.8 sq m / 1160 sq ft  
 First Floor = 90.2 sq m / 971 sq ft  
 Outbuildings = 19.8 sq m / 213 sq ft  
 Total = 217.8 sq m / 2344 sq ft

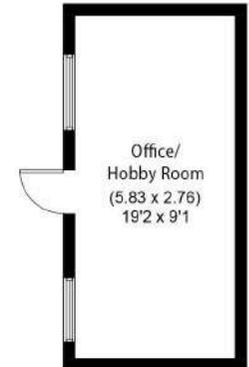
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	36 F	
1-20	G		



= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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



DISCLAIMER: 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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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