



46 Main Road, Worcester, WR5 3JA  
Guide Price £700,000



Philip Laney & Jolly Landscapers are delighted to present this beautifully converted character barn, combining original features with contemporary living. Finished to a high standard throughout, this substantial and versatile home offers spacious accommodation ideal for modern family life or multi-generational living.

The property welcomes you into an impressive entrance hall, leading to a cosy sitting room with charming log burner. At the heart of the home is the stunning open-plan kitchen/dining room, thoughtfully designed for everyday living and entertaining, complemented by a separate utility room and ground floor WC.

To the rear, the spacious garden room is flooded with natural light and benefits from bi-folding doors opening onto the garden, seamlessly connecting indoor and outdoor living spaces.

Upstairs, exposed beams and vaulted ceilings continue the property's charm. There are four bedrooms, including a principal bedroom with en-suite shower room, alongside a stylish family bathroom.

A standout feature is the additional self-contained accommodation to the rear, accessed via a connecting hallway and its own private entrance. This space includes a kitchen/dining room, living room, bedroom and en-suite shower room, making it ideal for relatives, older children or guests.

In addition, there is a further connected annex with private entrance, currently used as a successful Airbnb rental, comprising a kitchen, living room, bedroom and shower room.

Externally, the property enjoys a low-maintenance rear garden ideal for entertaining, together with ample off-road parking.

Situated within the sought-after village of Kempsey, south of Worcester, the property enjoys a semi-rural setting whilst remaining conveniently located for local amenities, schools and transport links.

Viewing is highly recommended to appreciate the quality, flexibility and space this exceptional home offers, together with its superb versatility and desirable village location.

## Porch

Double glazed entrance door. Ceiling spotlights. Double doors to:

## Hallway

Understairs storage. Ceiling spotlights and radiator. Doors off to:

## Sitting Room

Double glazed window to side aspect and two double glazed windows to front. Feature fireplace with log burner. Wall light and two ceiling light points. Radiator.

## Kitchen/Diner

Two double glazed windows to side aspect and obscure double glazed window to rear. Double glazed Velux windows. Kitchen fitted with a range of modern base units with worksurface over. Island with base units, worksurface and breakfast bar. Integrated double oven and hob. Space for fridge freezer and dishwasher. Belfast sink with mixer tap. Tiled floors. Two radiators. Ceiling spotlights and ceiling light point.

## Garden Room

Double glazed bi-fold doors to garden. Storage cupboards. Underfloor heating and two ceiling light points. Door leading into rented accommodation.

## Utility Room

Space for washing machine and tumble dryer. Worksurface. Ceiling spotlights and tiled flooring.

## WC

Pedestal wash hand basin and low level WC. Ceiling spotlights and extractor fan. Radiator. Tiled flooring.





## First Floor Landing

Double glazed window to side aspect. Ceiling spotlights and radiator.

## Bedroom One

Double glazed window to rear aspect. Built-in wardrobe. Loft access. Radiator and ceiling light point.

## Ensuite

Obscure double glazed window to side aspect. Walk-in shower with mains fed rainfall shower, wash hand basin and low level WC. Tiled splashbacks. Heated towel rail. Ceiling light point and extractor fan.

## Bedroom Two

Double glazed window to side aspect. Built-in wardrobes. Radiator and ceiling light point.

## Bedroom Three

Double glazed window to side aspect. Radiator and ceiling light point.

## Bedroom Four/Study

Double glazed window to side aspect. Radiator and ceiling light point.

## Bathroom

Obscure double glazed window to side aspect. Panelled bath with shower attachment, pedestal wash hand basin and low level WC. Tiled splashbacks and flooring. Heated towel rail.

## Rear Hallway

Ceiling light point. Door leading to:

## Kitchen/Diner 2

Obscure double glazed entrance door. Two ceiling light points. Radiator. Understairs storage. Modern base units with work surfaces over. Space for fridge freezer and washing machine. Integrated cooker and hob. One and a half bowl sink and drainer. Stairs rising.

## Upstairs Living Room

Double glazed window to rear aspect. Double glazed Velux window. Radiator. Two ceiling light points.

## Bedroom Five

Obscure double glazed window to side aspect. Two ceiling light points. Radiator.

## Ensuite

Ceiling light point. Extractor. Radiator. Shower cubicle with mains fed shower. Pedestal wash hand basin. Low level WC. Tiled splashback.

## Rear Garden

Low maintenance with patio seating area. Undercover decking and artificial turf. Enclosed with timber panelled fencing. Gated access to front.

## ANNEX ACCOMODATION

## Kitchen/Diner

Obscure double glazed entrance door. Double glazed window. Understairs storage. Radiator. Ceiling light point. Modern wall and base units with work surface on top. Space for under counter fridge and washing machine. Sink and drainer with mixer tap. Tiled splashbacks. Stairs rising.

## Living Room

Double glazed window. Ceiling light point. Radiator.

## Landing

Ceiling light point. Doors off to:

## Bedroom

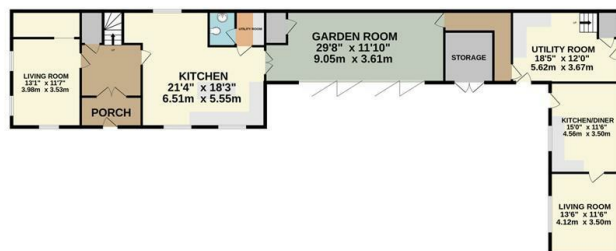
Obscure double glazed window. Double glazed window. Two ceiling light points. Radiator.

## Shower Room

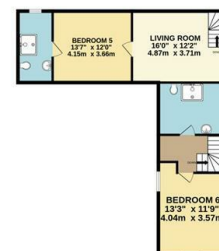
Obscure double glazed window. Radiator. Ceiling light point. Extractor fan. Shower cubicle with mains fed shower. Pedestal wash hand basin. Low level WC. Tiled splashbacks.



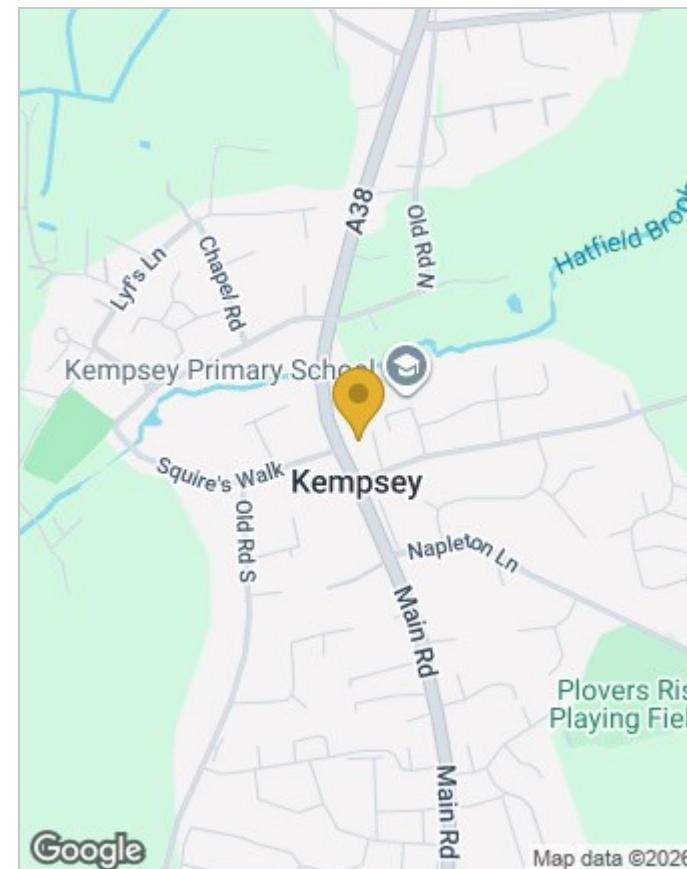
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

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