

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A METICULOUSLY PRESENTED AND CHARACTERFUL BARN CONVERSION OCCUPYING A BEAUTIFUL SETTING OFFERING FABULOUS VIEWS OVER OPEN COUNTRYSIDE, STYLISH OPEN PLAN LIVING WITH UNDERFLOOR HEATING A COURTYARD LOW MAINTENANCE GARDEN, POSITIONED IN THE SOUGHT AFTER AND DESIRABLE HAMLET OF HALES END. NO ONWARD CHAIN EPC "D".

Meadow View – Guide Price £495,000

Halesend, Grittles End, Malvern, Herefordshire, WR13 5EW

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Meadow View

Location & Description

Meadow View enjoys a wonderful position on the Worcestershire ~ Herefordshire border in the peaceful hamlet of Halesend, surrounded by fields, brooks and open countryside. This is country living at its finest: quiet lanes, birdsong mornings and footpaths beginning almost from the gate yet with excellent access to Great Malvern and wider transport links.

Just a short distance from the Malvern Hills Area of Outstanding Natural Beauty and located in a conservation area, the location is ideal for walkers, dog owners and anyone who enjoys being outdoors. Scenic field paths, bridleways and woodland routes lead directly from the property, with The Hop Shed brewery under two miles away and the local pub around a fifteen-minute stroll.

Great Malvern offers a comprehensive range of amenities including shops, banks, Waitrose, a theatre and cinema, Splash leisure pool and gym, Manor Park Sports Club, and two mainline railway stations with direct services to London and Birmingham. Worcester, Cheltenham, Hereford and Gloucester are all easily reached, with fast access to the M5 and Worcester Parkway for rapid rail connections. This makes Meadow View a strong option for those looking to work from home with superfast fibre, while also retaining the ability to commute into key cities when required.

Cradley village provides immediate essentials with a shop, primary school, GP surgery and pharmacy. Hospital care is easily accessible, with facilities in both Worcester and Hereford within comfortable reach. The wider area includes the characterful market towns of Ledbury, Hereford and Worcester, offering independent shops, dining, cultural events and festivals. Further afield, Cheltenham and the North Cotswolds are around forty minutes away, with Hay-on-Wye and Ludlow also within reach for weekend outings.

Meadow View offers a rare balance: rural calm and doorstep walks, combined with modern connectivity and convenient commuter links.

Property Description

Meadow View Barn offers stylish and contemporary living across two floors, blending modern comfort with rustic character through exposed beams, vaulted ceilings and thoughtful design. The layout flows beautifully, filled with natural light, and has been finished with care to create a versatile home suited to a range of lifestyles. Traditional features sit comfortably alongside modern conveniences, with open countryside views that enhance the calm and welcoming feel throughout.

The barn provides three bedrooms, an open plan living/kitchen/dining space, study, family bathroom and en-suite. Positioned privately at the corner of a quiet courtyard, the property benefits from two off-road parking spaces and a gated entrance leading to the low-maintenance private courtyard terrace (described separately).

A solid timber door opens into the main hub of the home, a spacious open plan living, dining and kitchen area with vaulted ceilings, exposed beams and oak flooring. The sitting area centres around a wood-burning stove, creating a warm focal point for everyday living and entertaining. Underfloor heating runs through the ground floor living space, separated into three controllable zones for year-round comfort, offering both efficiency and convenience.

The kitchen is finished to a high standard with modern cabinetry, worktop and pelmet lighting, bespoke overhead lighting and built-in appliances including a fridge-freezer, dishwasher, washing machine and Bosch oven, grill and electric hob with extractor. Velux windows add further natural light and frame attractive countryside views, an enjoyable backdrop for cooking or hosting.

From the rear hallway, doors lead to the main bedroom, bedroom two and the family bathroom. The main bedroom features vaulted ceilings with exposed beams, plenty of built-in storage including two fitted wardrobes with shelving and hanging rails, and sensor ambient lighting. The en-





suite is fully tiled and fitted with a walk-in rainfall shower, countertop basin and modern black fixtures.

The second bedroom also features oak flooring and offers space for a double bed or a double with a pull-out bed, or could alternatively serve as a downstairs office or nursery. A full wall of bespoke push-to-open wardrobes provides excellent storage with shelving, integrated lighting and organised compartments. A bespoke sliding barn door enhances the charm and character of the barn, and a double-glazed window overlooks the private courtyard.

The family bathroom, located close to the second bedroom, includes a wall-mounted basin and a fully tiled shower enclosure with a waterfall setting.

All internal ground-floor walls are stud construction, offering flexibility to adapt or reconfigure the layout if desired, and the oak flooring runs seamlessly throughout the space.

A staircase leads to the first-floor mezzanine, currently arranged as a home office with a separate yoga/reading/dressing area, finished with high-quality sisal carpets. This floor could be opened into a larger bedroom if required. Exposed beams and Velux roof windows welcome natural light and offer countryside views, with heating supplied by a radiator from the oil-fired central system.

The property benefits from superfast fibre-optic broadband via Gigaclear, with a BT landline currently connected, and potential access to providers such as Sky, EE or Starlink if preferred. Quality oak detailing continues throughout, with underfloor heating to the ground floor (three controllable zones) and oil-fired central heating to the first floor.

Outside

Meadow View Barn combines rustic character with modern comfort, offering a true low-maintenance lifestyle property for those who want countryside living without extensive grounds to maintain. Surrounded by open meadows and rural scenery, it provides peaceful outdoor space that is easy to enjoy and look after - even earning a feature on BBC's Escape to the Country, highlighting its charm and setting.

The private courtyard terrace is arranged for relaxed outdoor living and effortless hosting. A Mediterranean feel comes from the ancient fig tree and beautiful olive tree, complemented by a landscaped patio, gravelled borders, solar and uplighter lighting, and a dedicated log store. A small private wooden tool-shed is also included, ideal for storing outdoor essentials. The current secure fencing is ideal for pets and can be removed if preferred. It is an inviting space for morning coffee, evening drinks or time spent with friends - all without heavy upkeep.

Beyond the terrace, residents also benefit from a communal seating area beneath the willow tree - a pleasant spot for picnics, reading or meeting neighbours. Visitor parking is located here, along with a swing for added charm, and shared shed storage suitable for bicycles or other equipment.

For dog walkers and outdoor enthusiasts, the lifestyle here is excellent. Footpaths, meadow trails and woodland walks begin right from the doorstep, with longer routes reaching towards the Malvern Hills. The Hop Shed brewery (under two miles) and the local pub are both within walking distance, ideal for a leisurely outing or relaxed weekend plan.

Private driveway parking for two vehicles, with additional guest parking available beneath the willow tree.

Open Plan Sitting and Dining Room 7.23m (23ft 4in) x 5.42m (17ft 6in)

Kitchen 5.86m (18ft 11in) x 1.91m (6ft 2in)

Bedroom 1 3.92m (12ft 8in) x 5.35m (17ft 3in)

Bedroom 2 2.35m (7ft 7in) x 2.87m (9ft 3in)

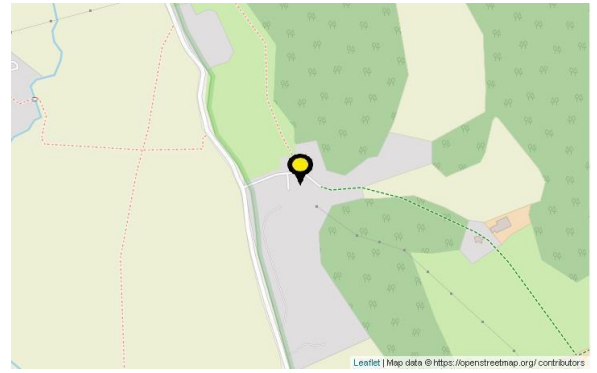
First Floor

Dressing Area/Study 4.73m (15ft 3in) x 1.99m (6ft 5in) (max into eaves with restricted height)

Bedroom 3 4.73m (15ft 3in) x 2.97m (9ft 7in) (max into eaves with

Directions

From the agent's office in Great Malvern proceed north along the A449 taking the next left onto North Malvern Road. After a short distance bear right onto Cowleigh Road, continuing along to the 'T' junction which meets the A4103 Hereford to Worcester Road. Turn left at this junction, continuing approximately one mile and take a right hand turning signposted Suckley. Continue along this road for approximately half a mile and take a right hand turning into a complex named Halesend Barns and Cottages where the agent's for sale board can be found. Continue along the track where the courtyard and converted barns can be found on the right hand side.



Services

We have been advised that mains electricity and water are connected to the property. Central heating is provided by way of an oil fired boiler. Private draining is via a sewage treatment plant shared with all properties. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

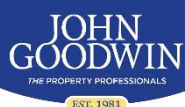
Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (68).



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