



## Barrowden

Stoulton, WR7 4RQ

Andrew Grant

# Barrowden

Frogger Lane, Stoulton, WR7 4RQ

**4 Bedrooms   3 Bathrooms   2 Reception Rooms**

A fabulous detached barn conversion blending unique architectural details with modern kitchen diner and landscaped south-westerly gardens in a sought-after village location.

- Beautifully converted barn combining character features and contemporary finishes.
- Spacious kitchen and dining area ideal for entertaining.
- Landscaped walled garden with terraces and south-westerly lawn.
- Gravel driveway providing ample parking for several vehicles and EV charging point.
- Convenient village location with rail links and countryside walks nearby.

Barrowden is an exceptional barn conversion, originally crafted by renowned local developers Horgan Homes. The striking exterior conceals light and spacious interiors finished with oak doors and skirtings, granite worktops and quality fittings. The ground floor features stylish Crittall-style glazed doors, creating an abundance of natural light and uninterrupted end-to-end views through the property, while a kitchen and dining area flows seamlessly into a generous living room, study and cloakroom. Upstairs, there are four bedrooms and three bathrooms, including a superb principal suite. Outside, a landscaped walled garden wraps around the home, complemented by private off-road parking with an EV charging point.

**2163 sq ft (201 sq m)**





## The kitchen

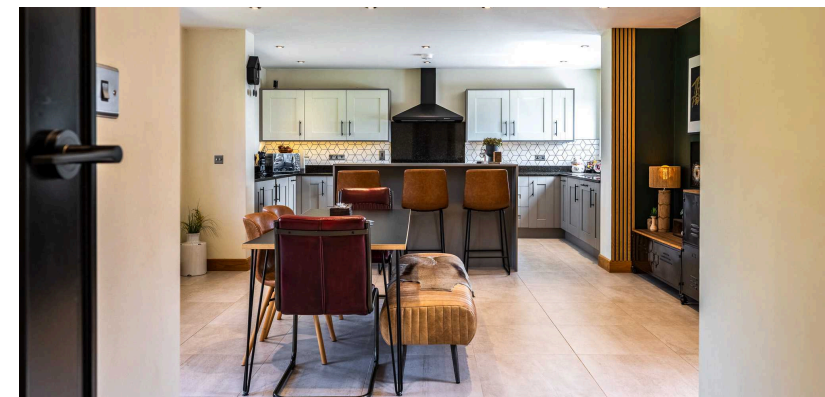
Forming the heart of the home, the family kitchen divides into cooking and dining areas. A striking stone waterfall island with a raised breakfast bar provides a contemporary focal point, complemented by shaker-style cabinetry, granite work surfaces and a large range cooker with five-burner hob. Integrated appliances and ample pan drawers support keen cooks, and the generous layout offers plenty of preparation and storage space for everyday meals and entertaining.





## The dining area

Situated beside the kitchen, the dining area is arranged for relaxed family meals and socialising. It accommodates a large table and looks out through floor-to-ceiling glazing onto the garden, with a slatted timber feature wall adding warmth and definition. The space flows easily into the kitchen and onto the paved terrace, making it ideal for gatherings and summer dining.







## The living room

The principal reception room offers generous proportions for relaxing and entertaining. French doors open onto the garden, filling the room with natural light and creating an effortless connection with the outdoor space. There is ample room for multiple seating arrangements, while black-framed Crittall-style glazed doors connect back to the entrance hall, enhancing the sense of light and openness throughout the ground floor.





## The study

Located off the entrance hall, the ground floor study provides a quiet place for work or hobbies. A desk space set beneath a window lends itself to home working, complemented by a dark feature wall. Its position away from the main living areas makes it adaptable as a playroom or snug.



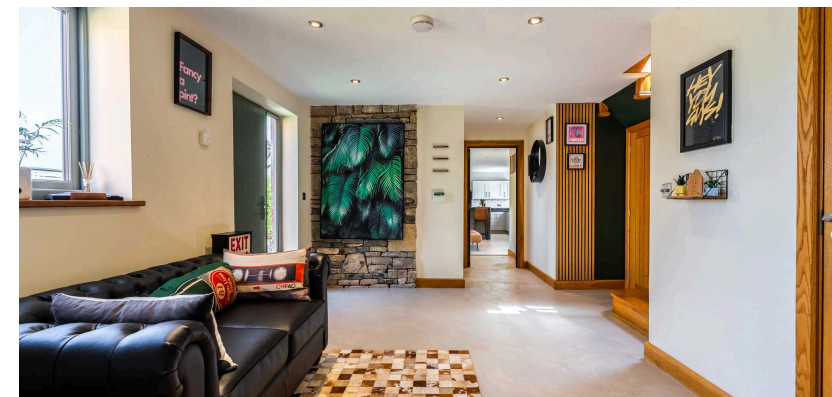
## The cloakroom

Serving the ground floor, the cloakroom features a contemporary white suite comprising a vanity unit with basin and a WC, set against smart tiling. A vertical wall of planting and slatted panelling adds interest, and a chrome towel rail completes the room. Positioned near the staircase, it is convenient for guests and family alike.



## The entrance hall

A spacious entrance hall welcomes you into the home and introduces the high standard of finish. The oak staircase with crafted balustrade rises to the first floor and a feature stone wall creates texture, while black-framed glazed doors lead to the living room. There is room for occasional seating and access to the study, cloakroom and open-plan kitchen and dining area.





## The primary bedroom

Occupying one end of the first floor, the principal bedroom is an impressive suite. A vaulted ceiling, rooflights and gable-end windows lend a dramatic sense of space, and a slatted partition defines a dressing or seating area. The room benefits from eaves storage space and neutral carpeting, and it connects directly to its own en suite shower room.



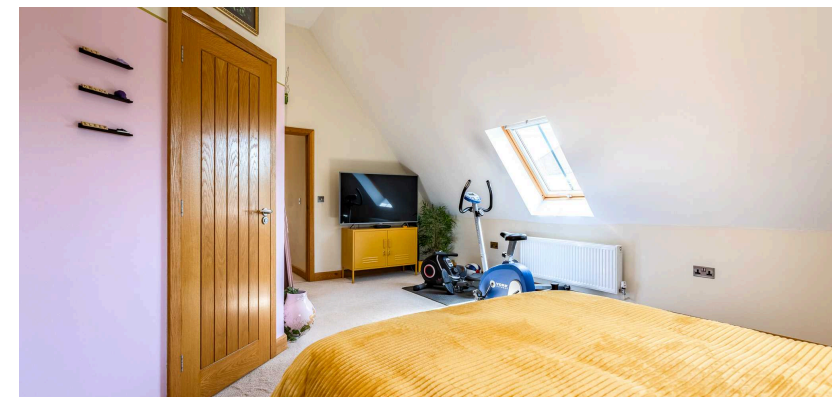
## The primary en suite

Serving the main bedroom, the en suite is finished in a sleek contemporary style. It includes a curved corner shower with glass doors, a pedestal basin and WC positioned beneath a rooflight. Large format tiles and chrome fittings give a clean, modern appearance.



## The second bedroom

Set at the opposite end of the landing, the guest bedroom is a generous double with high vaulted ceiling. A rooflight and gable-end window enhance the sense of space, and slatted doors conceal wardrobe storage. With its own en suite shower room, this bedroom is ideal for guests or family members seeking privacy.





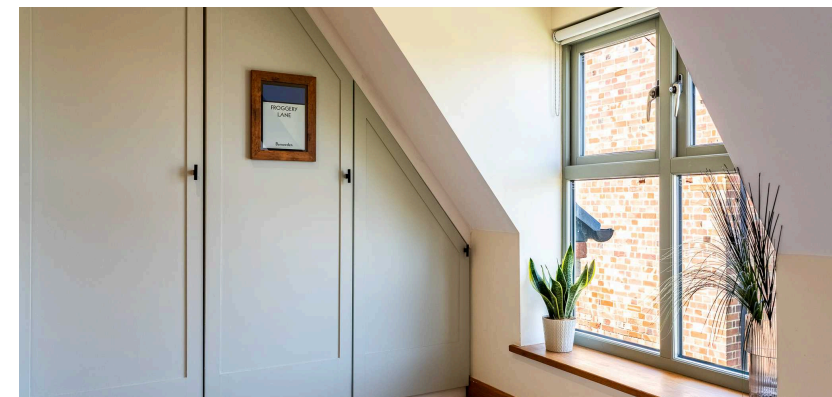
## The second bedroom en suite

This shower room adjoins the second bedroom and is finished with contemporary tiling. A curved shower enclosure, vanity basin and WC sit beneath a rooflight, providing a practical and stylish arrangement for guests or family.



## The third bedroom

The third bedroom is a generous double bedroom featuring large floor-to-ceiling fitted wardrobes, providing excellent built-in storage. A large window with a deep sill pairs with a Velux window to create ample natural light, while a dark feature wall adds character and complements the room's bright, spacious feel.





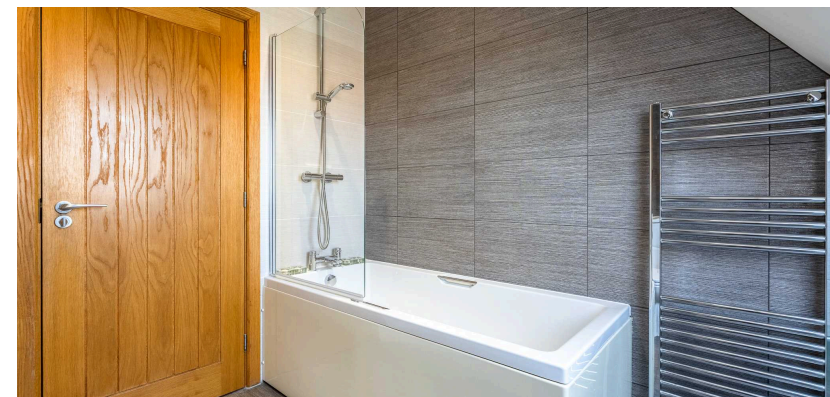
## The fourth bedroom

This bedroom is suited to use as a nursery, dressing room or study. A Velux window brings daylight into the space and there is room for a desk or cot. Its versatility adds to the overall accommodation.



## The bathroom

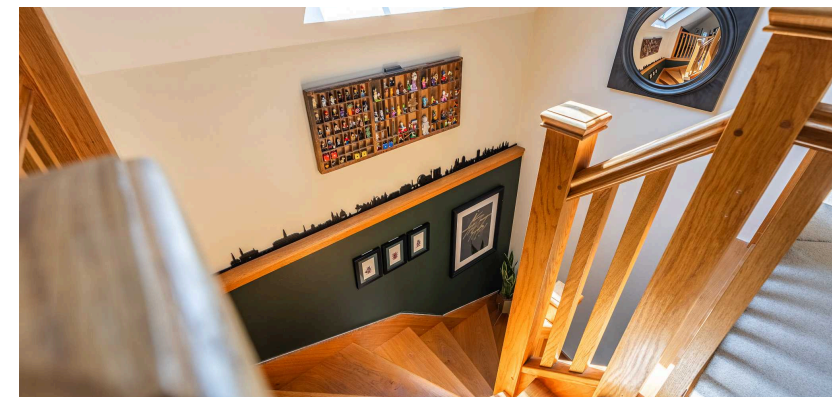
Serving bedrooms three and four, the family bathroom includes a panelled bath with shower over, a vanity basin and a concealed WC. Neutral tiling, a heated towel rail and storage within the units make this a practical and smartly presented room.





## The landing

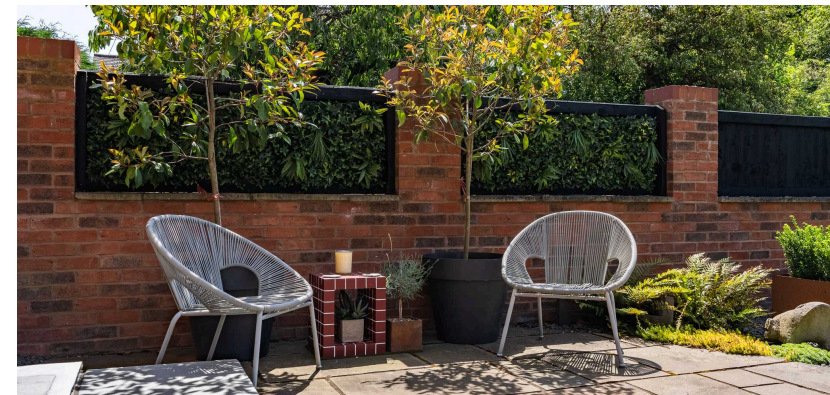
The first floor landing links the bedrooms and bathroom and continues the sense of space. An oak balustrade and rooflight create a light and airy feel, offering further flexible space for storage, seating, reading, and working.





## The garden

Wrapping around three sides of the barn, the walled garden has been thoughtfully landscaped. Paved terraces lead to a level lawn bordered by lavender, shrubs and ornamental trees, while raised planters and gravel paths add structure and year-round interest.





The south-westerly aspect invites alfresco dining and outdoor entertaining, and a gate provides convenient access to the parking area. An outdoor tap, power points and a large garden shed complete this attractive and well-equipped outside space.





## The parking

Parking is provided within a private gravelled courtyard at the front of the property. Enclosed by a brick wall with a pedestrian gate into the garden, the area offers space for several vehicles and benefits from an EV charging point. Its position keeps cars away from the garden and creates a sense of privacy on arrival.

## Location

Stoulton is a popular village lying amid beautiful Worcestershire countryside criss-crossed by footpaths and bridleways, making it attractive to walkers, cyclists and horse riders. Day-to-day amenities are available in nearby Worcester and the market town of Pershore, and the recently opened Worcestershire Parkway station provides rail links to Cheltenham, Worcester, Birmingham, Cardiff, Nottingham, London and the wider Midlands. Road connections are excellent, with the M5 motorway a short drive away, while the surrounding countryside offers a peaceful rural setting without sacrificing convenience.

## Services

The property benefits from LPG central heating, mains electricity, water and drainage.

Broadband Speed: Superfast broadband available. Download speeds up to 56 Mbps and upload speeds up to 10 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and a low risk for surface water flooding, rising to a medium risk between the years of 2040 and 2060

## Council Tax

The Council Tax for this property is Band E.



# Barrowden

[Jun 2026]



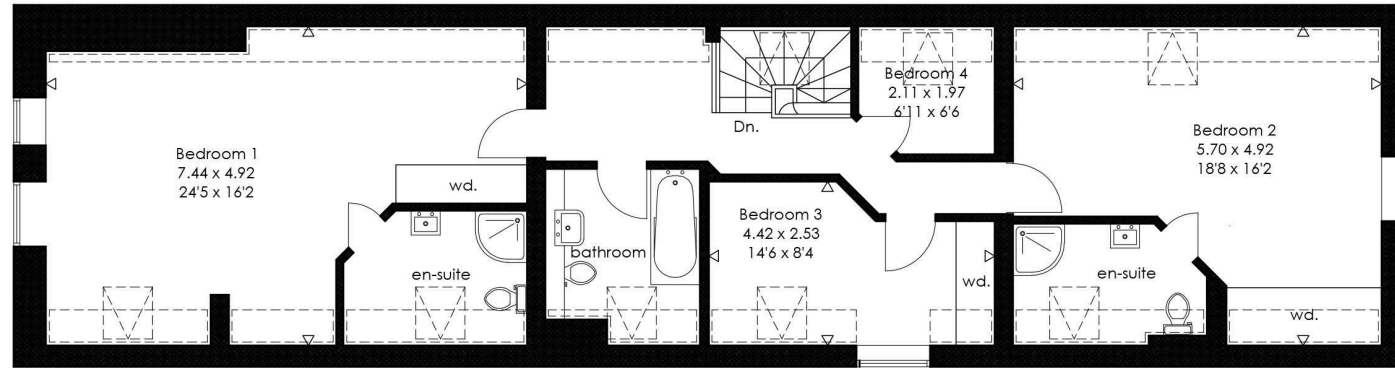
denotes location of rooflight



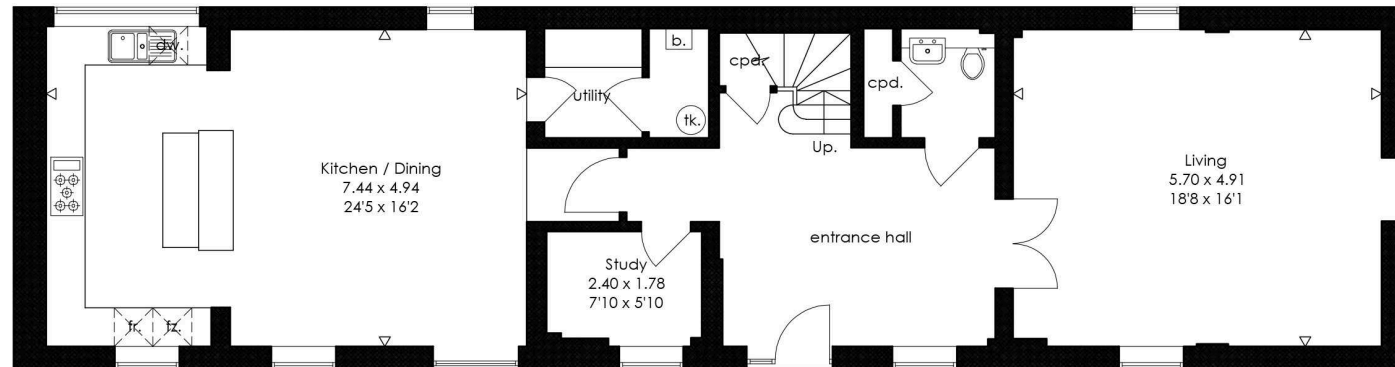
'This plan is not shown to scale and is for illustrative purposes only'.



denotes area of reduced height (<1.5m)

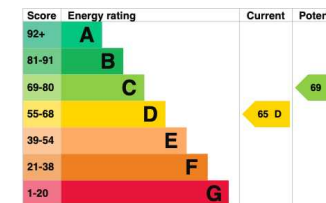


## First Floor



## Ground Floor

Approximate Gross Internal Area		
Ground Floor	101 sq m	1087 sq ft
First Floor	100 sq m	1076 sq ft
<b>Total</b>	<b>201 sq m</b>	<b>2163 sq ft</b>



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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