



Oak Ash Barn  
Bank Lane | Abberley | Worcester | WR6 6BD

 FINE & COUNTRY

# OAK ASH BARN

*Oak Ash Barn is an exceptional and highly versatile detached, single-level barn conversion that has been thoughtfully modernised whilst preserving the character of the original barn. The property offers four double bedrooms and is set within approximately 12.5 acres of gardens, pasture and woodland, including fully fenced grazing, four stables, a serviced tack room and beautifully established grounds featuring three ponds and a gated entrance. A purpose-built office and insulated studio/gym/workshop enhance its suitability for modern living and home working. Blending architectural character with contemporary refinement, Oak Ash Barn is a highly adaptable and desirable rural home in an enviable countryside setting.*



Oak Ash  
Barn

CAUTION  
LARGE BODIES  
LOOSE

### Accommodation Summary

The accommodation is arranged entirely across the ground floor and is generous in scale, beautifully balanced and designed to create an effortless flow between formal and informal living spaces, ideally suited to both everyday family life and entertaining. A welcoming reception hall sets the tone upon entry, featuring solid oak flooring and character details including solid oak beams that reflect the heritage of the original barn while providing a seamless transition to the principal rooms.

At the heart of the home is the newly installed kitchen (2022), thoughtfully designed to combine style with practicality. It offers high-quality cabinetry, integrated appliances and extensive preparation space, centred around an island with an induction hob and seating for at least six. A corner pantry provides an especially useful and well-organised storage area. The vaulted structure enhances space and proportion.

The kitchen opens directly into a magnificent, vaulted sitting and dining area, where exposed beams and a feature inglenook fireplace with gas log burner create a striking focal point and a warm, inviting ambience throughout the seasons. Large windows and glazed doors fill the space with natural light framing the surrounding countryside and open onto a patio terrace, strengthening the connection between house and landscape.

There are four bedrooms in total, all generously proportioned, two of which enjoy ensuite shower rooms. All offer attractive views across the grounds and wider countryside. The versatile fourth bedroom offers excellent flexibility to suit changing needs as a snug, separate living area and/or further office space.

Practical elements have been carefully integrated, including a stylish, dedicated boot room and a separate laundry room with WC. The garage benefits from internal access and mezzanine storage, adding to the property's functionality.

Overall, the accommodation successfully blends architectural character with contemporary refinement, creating well-proportioned, adaptable living spaces that are both elegant and highly liveable.









# Seller Insight

“ Oak Ash Barn is a rare countryside home defined by privacy, tranquillity, and far-reaching rural views. Within the beautifully established gardens we have nature ever-present – From birdsong and wildlife to uninterrupted skies and open paddocks beyond. Regardless of the stresses of work and life, you will find a deep sense of peace here with the rest of the world well out of sight and mind - but still within easy reach of nearby villages and amenities.

The heart of the home is the spectacular vaulted living space with its century-old, exposed beams. It is a striking yet welcoming setting for both everyday life and special occasions and never fails to attract comments from visitors. In winter it is a wonderfully warm, atmospheric retreat for family gatherings, while in summer it connects seamlessly with the outdoor spaces, enhancing the home's sense of flow and openness.

The kitchen forms a natural hub to the house—filled with morning light and designed for gathering, conversation and daily family life. Together with the lounge, which balances grandeur with comfort, the main living areas provide flexibility for both relaxed living and entertaining on a larger scale.

Over our time here, we have thought carefully in how to enhance Oak Ash Barn to suit modern living. The significant improvements include the transformation of the kitchen using the full height of the roof, the creation of a practical boot room, the reconfigured utility areas, upgraded bathrooms and heating, improved connectivity throughout and the addition of a separate garden office—which offers simple but welcomed separation between home and work life.

We love that the character of the original barn is woven throughout, the original beams, deep-set walls and subtle historic details reflecting its heritage and sense of permanence. These features give the home unique warmth and authenticity that continues to resonate.

Outside, the gardens provide a private and immersive natural environment, with winding paths, mature planting and abundant wildlife. Evenings are exceptionally peaceful, with clear, dark nights revealing a starscape that leaves most speechless. The outdoor space is equally suited to quiet reflection or larger gatherings, with countless memorable celebrations having taken place here.

Despite its seclusion, Oak Ash Barn benefits from a welcoming rural community and access to nearby amenities, countryside walks and local attractions. It offers a lifestyle that blends modern comfort with countryside living at its very best—private, flexible and deeply connected to nature.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















## Outside

Oak Ash Barn is approached via a long, private track that winds through the surrounding countryside and stunning views to a gated entrance, creating an immediate sense of seclusion, security and arrival. The property sits within beautifully established and tranquil gardens that have been thoughtfully landscaped to provide both structure and seasonal interest, incorporating an apple and pear orchard, areas of lawn, mature planting and natural borders that blend seamlessly with the surrounding countryside. Three picturesque ponds further enhance the peaceful ambience and attract an abundance of wildlife.

The grounds are ideally configured for both leisure and rural living, with a designated hot tub area, a breeze hut/ Tiki Bar, a chicken coop and a useful storage shed. For equestrian or smallholding use, there are four well-appointed stables with lighting, power and water, including a serviced tack room, all set within fully fenced pastureland. In total there is circa 12.5 acres of gardens, pasture, and woodlands.

A substantial gravelled driveway with a turning circle provides generous parking, with two separate driveways, front and rear, to ensure ample space for vehicles, visitors and delivery access.

In addition, there is an insulated studio with electricity, water and wired internet access, ideal as a gym, creative space, hobby room or workshop, as well as a separate insulated home office, perfectly suited to modern remote working.

Collectively, the outdoor space at Oak Ash Barn delivers a rare combination of privacy, practicality and natural beauty, creating an exceptional lifestyle setting in a truly idyllic rural environment.









# LOCATION

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Old Ash Barn occupies a tranquil and highly desirable rural position within the sought-after WR6 postcode in Abberley, set amidst rolling Worcestershire countryside while remaining exceptionally well connected to local amenities, schools and national transport links.

The historic cathedral city of Worcester is approximately 12 miles, offering an excellent range of shopping, cultural and leisure facilities, including the Swan Theatre, independent boutiques, riverside walks along the Severn and a strong selection of restaurants and cafés. The elegant spa town of Malvern lies around 18 miles, renowned for its dramatic hills, extensive walking trails and vibrant cultural scene.

Families are well served by an outstanding choice of schools. Moor Park School is approximately 8 miles, and The Chantry School, Martley is around 9 miles. Further highly regarded independent options include RGS Worcester, King's Worcester and Malvern College, alongside excellent local maintained schools.

Day-to-day amenities and celebrated country dining are close at hand. The popular Holt Fleet pub is only a short drive away, set beside the River Severn, while the recently renovated Checketts at Ombersley and The Elms Spa and Hotel offer refined dining and wellness experiences nearby. Other well-known local establishments include The Bell at Pensax, The Manor at Abberley, The Crown and Sandys Inn, Ombersley, The Venture at Ombersley, The Talbot at Knightwick, The Fox Inn at Lower Broadheath, and the characterful New Inn at Shrawley, all within easy reach.

For travel, connections are excellent. Birmingham International Airport is approximately 32 miles (circa 40 minutes' drive) via the motorway network. The nearest mainline stations are Droitwich Spa (circa 7 miles / 12-15 minutes) and Worcester Foregate Street and Shrub Hill (circa 10-12 miles / 20-25 minutes), both providing regular services to Birmingham and London Paddington. The M5 is easily accessible, linking the Midlands, south-west and beyond.

Combining an idyllic rural setting with first-class connectivity, Old Ash Barn delivers the very best of countryside living alongside effortless access to schooling, culture, transport and lifestyle amenities.





### Services, Utilities and Property Information

Tenure: Freehold  
 Council Tax Band: G  
 Local Authority: Wyre Forest  
 EPC: Rating C  
 Property Construction: Standard (brick and tile)  
 Electricity Supply: Mains  
 Water Supply: Mains – indirectly to Severn Trent Water via a private spur  
 Drainage and Sewerage: Private via a septic tank  
 Heating: Oil-fired external combination boiler for hot water and central heating  
 Broadband: FTTC / ADSL fixed wireless broadband connection available - we advise you to check with your provider. Star-link installed with wireless access points throughout the property.  
 Mobile Signal/Coverage: 4G/5G mobile signal is available in the area - we advise you to check with your provider.  
 Parking: Garage and driveway parking for 10+ vehicles.  
 Additional Information: The property is accessed via a private track with legal right of way. Approximately £500/year contribution is required for track maintenance and £200/year payment to the neighbour for water supply, both documented in the property title.  
 Barn was converted in 2007. Double glazed throughout. Main dwelling is restricted to single residential use only.  
 Adjoining land is restricted to agricultural and non-commercial equine use only.  
 Two public footpaths: one touches the edge of the gardens and second crosses adjoining land/paddocks.

### Directions

Postcode: WR6 6BD  
 what3words: ///rocket.hardly.report

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111.

### Website

For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

### Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only





# FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



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