

# GREENHILL BARN

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PIRTON | WORCESTER



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PIRTON | WORCESTER | WORCESTERSHIRE | WR8 9ED

Worcester 9 miles | Kidderminster 23 miles | Cheltenham 23 miles  
Tewkesbury 14 miles | Birmingham 40 miles | London Euston 2 hours 20 minutes  
(Distances and time approximate)

A beautifully converted three-bedroom barn blending exposed timbers, characterful reception rooms and countryside charm in a peaceful Pirton setting close to Worcester and Cheltenham.

Exceptional three bedroom barn conversion  
Wealth of exposed beams and vaulted ceilings  
Four reception rooms with versatile layout  
Paddock and pond enhancing the grounds  
Peaceful Pirton countryside setting  
Excellent links to Worcester & Cheltenham

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## LOCATION & SITUATION

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Greenhill Barn enjoys a delightful rural setting within the parish of Pirton, surrounded by attractive Worcestershire countryside and ideally placed for access to a number of highly regarded market towns and centres. The property is conveniently positioned for Worcester, Pershore, Upton upon Severn and Cheltenham, offering an excellent balance of peaceful country living and day-to-day convenience. The nearby Worcestershire Parkway station enhances commuter appeal, while the wider area is renowned for its beautiful walks, riverside towns, excellent road links.

**Road:** The property is well placed for road connectivity, with easy access to the A38, A4104 and M5 motorway (Junctions 7 and 8), providing excellent links to Worcester, Cheltenham and Birmingham.

**Rail:** Excellent rail access is available via Worcestershire Parkway (approx. 8 miles), offering direct services to Worcester, Birmingham and Bristol, together with convenient London Paddington journeys from around 2 hours.

**Air:** Birmingham Airport (BHX), which offers excellent domestic and international travel links. The drive is approximately 36–37 miles, taking around 40 minutes.

**Schools:** Local primary schools include Defford-Cum-Besford CoFE School, Upton upon Severn CoFE Primary, and Hanley Swan St Gabriel's with St Mary's CoFE Primary. Well-regarded secondary education is available nearby.

**Sporting:** A wide range of sport and leisure activities are available, excellent equestrian opportunities, nearby leisure centres, country pursuits and exceptional walking and riding across the surrounding Worcestershire countryside.



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Greenhill Barn is a wonderful example that has been thoughtfully converted into an elegant and highly individual country home. Its heritage remains evident throughout, with exposed structural timbers, vaulted ceilings and character detailing preserving the integrity and charm of the original barn.

The conversion has been carefully designed to retain the building's historic character while introducing the comfort and practicality expected of modern living, resulting in a home that beautifully reflects both its rural origins and its refined contemporary lifestyle appeal.





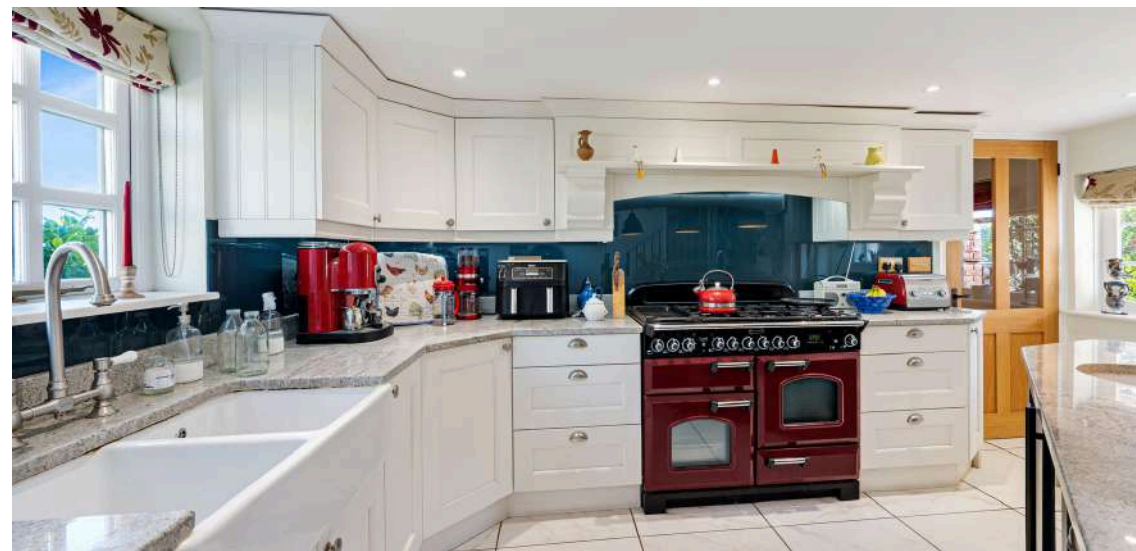
## THE ACCOMMODATION

Greenhill Barn is an exceptional barn conversion, beautifully combining period charm with refined modern living. Set within the desirable rural parish of Pirton, this elegant three-bedroom home offers beautifully balanced accommodation extending across four reception rooms and two bath/shower rooms. Rich in exposed beams, vaulted ceilings and character detailing, the property delivers a superb blend of warmth, style and versatility. The surrounding Worcestershire countryside enhances the sense of privacy and tranquillity, while excellent connectivity to Worcester, Cheltenham and Birmingham ensures everyday practicality.

This is a rare opportunity to acquire a highly individual country home in one of the county's most desirable settings. Internally, the property has been thoughtfully arranged to create a natural flow between reception spaces, making it equally suited to relaxed family living and entertaining.

The bedroom accommodation at Greenhill Barn is beautifully arranged to complement the character of the conversion, with three well-proportioned bedrooms enjoying attractive outlooks over the surrounding countryside and an abundance of natural light.

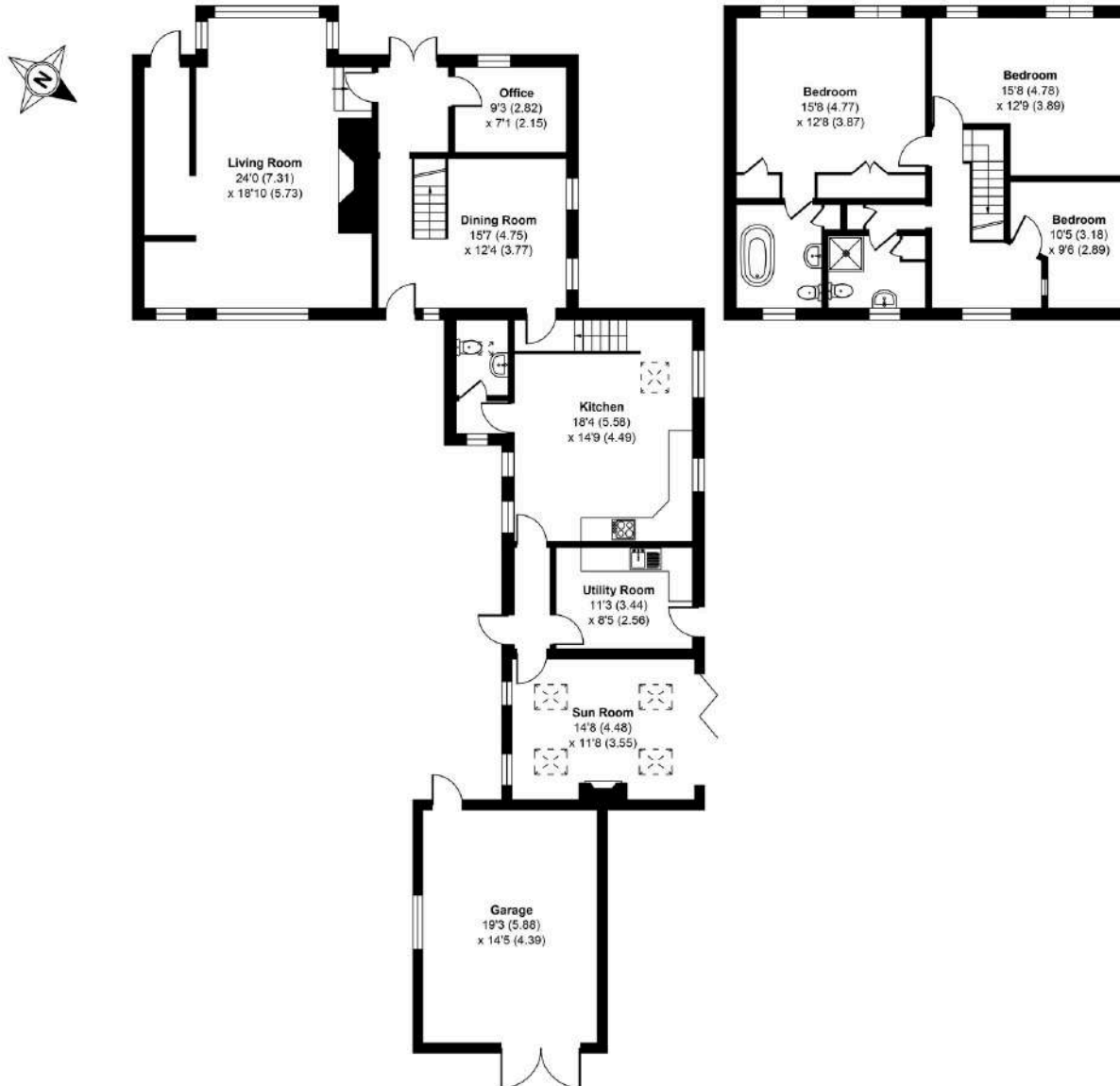
Exposed beams and vaulted ceilings continue the barn's charm into the upper floor, creating warm and highly individual spaces full of character. The principal bedroom offers a particularly elegant retreat, while the remaining bedrooms provide excellent flexibility for family members, guests or dedicated home-working space. Served by two well-appointed bath/shower rooms, the layout is ideally suited to modern family living and visiting guests alike.







# GREENHILL BARN



Approximate Area = 2146 sq ft / 199.4 sq m

Garage = 278 sq ft / 25.8 sq m

Total = 2424 sq ft / 225.2 sq m

For identification only - Not to scale

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## GARDENS & GROUNDS

The gardens and grounds at Greenhill Barn are a particular feature, providing a wonderful extension of the living space and beautifully complementing the property's rural setting. Beyond the formal lawned gardens and seating terraces, the land approx 3.75 acres opens into an attractive paddock area, offering excellent versatility for those with equestrian interests, small livestock, recreational use or simply those seeking additional open space to enjoy.

A charming pond further enhances the setting, creating a tranquil focal point and adding to the natural beauty and biodiversity of the grounds. Together, the gardens, paddock and pond create a superb lifestyle environment, perfectly suited to buyers seeking privacy, space and an authentic countryside atmosphere.

# GENERAL REMARKS

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property benefits from mains water and electricity, along with septic tank drainage and LPG heating.

None of the services, appliances or electrical systems have been tested by Halls.

## LOCAL AUTHORITY

Wychavon District Council, Queen Elizabeth Drive, Pershore, WR10 1PT  
Tel: 01386 565000

## COUNCIL TAX

Council Tax Band – F

## EPC

Rating – D

## DIRECTIONS

What3Words ///surveyed.huts.ignoring

From Halls Kidderminster office proceed south towards the A449 and join the M5 southbound. Leave at Junction 7, taking the B4084 Pershore Road, continue through the roundabout, then turn right onto Wadborough Road. After approximately 2.5km turn right, then next left onto Sidings Road, where Greenhill Barn will be found on the right-hand side.

## FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## IMPORTANT NOTICE

**1.** These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





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