



Allan Morris
estate agents

The Village, Abberley,
Worcestershire.

The Old Stables, The Village, Abberley, Worcestershire. WR6 6BN

- * Charming Barn Conversion
- * 4 Bedrooms
- * Spacious accommodation
- * Useful separate Studio/Home Office
- * Wonderful courtyard garden & stunning rural views
- * Off road parking
- * Highly popular village location

A deceptively spacious and much improved four bedroom attached Barn Conversion, situated in a stunning location with wonderful far reaching views, within the highly sought after village of Abberley.

Accommodation briefly comprises: Entrance Porch, Reception Hall, downstairs Cloakroom, Living Room, spacious Kitchen/Diner and Snug. On the first floor: Master Bedroom with En-Suite Shower Room, Bedroom 2 with useful Dressing Room off, two further Bedrooms, along with Shower Room and Bathroom.

Outside: There is also the benefit of useful spacious Studio, ideal for a number of uses, to include Office/Hobby Room. There is also the benefit of calming courtyard style garden and off road parking.

LOCATION:

The property is located in the wonderful picturesque village of Abberley, benefiting from a number of amenities, to include highly rated Primary School, Public House within walking distance of the subject property, as well as General Stores. Within a short distance is also the highly regarded Elms Hotel & Spa. The village also falls within the popular Chantry Secondary School catchment and is ideal for those looking for country living, but with easy access to a number of major centres.

AGENT'S NOTE:

We understand the property is curtilage listed (Grade II).





Directions:

From Worcester City centre proceed out in a north westerly direction along the A443 Tenbury road, passing through the villages of Hallow, Holt Heath and Great Witley. From Clows Top Road turn right towards the main village, passing the School and Village Hall, then take the next right hand turn and follow the road up the hill, where 'The Old Stables' can be found on the right hand side, after a short distance, as indicated by our For Sale board.

What3Words: [prepare.scoots.indulge](https://www.what3words.com/prepare-scoots-indulge)

WAM 8045

Useful Information:

Tenure: Freehold

EPC Rating:

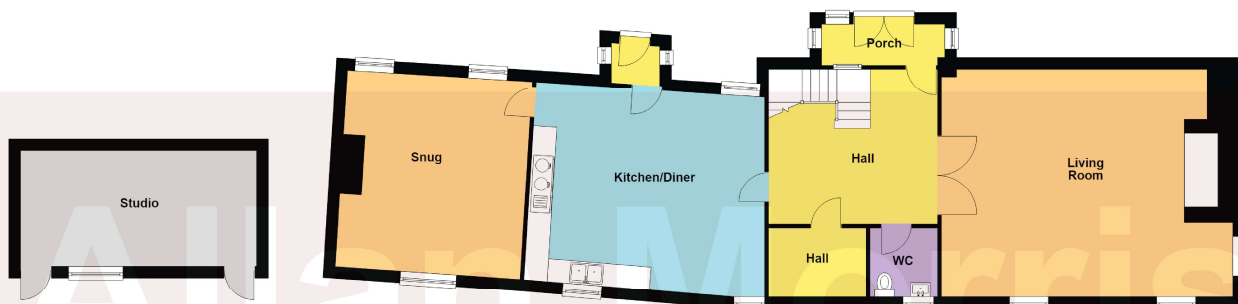
Council Tax Band: F

PRICE: £ 675,000



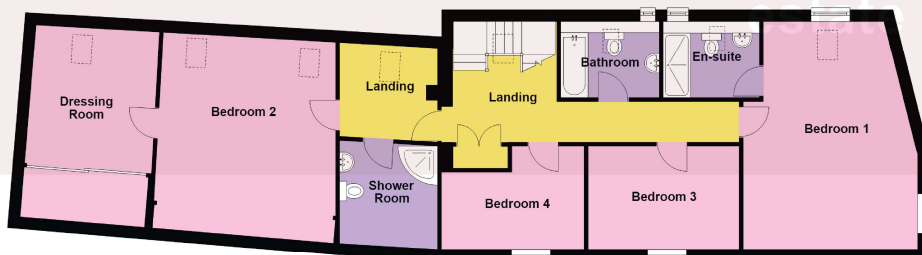
Ground Floor

Approx. 148.8 sq. metres (1602.0 sq. feet)



First Floor

Approx. 123.8 sq. metres (1333.1 sq. feet)



Total area: approx. 272.7 sq. metres (2935.0 sq. feet)

Floorplan & Measurements:

Living Room: - 7.49m x 5.84m (24'7" x 19'2")

Kitchen / Diner: - 6.38m x 5.54m (20'11" x 18'2")

Snug: - 5.11m x 4.75m (16'9" x 15'7")

Studio: - 6.07m x 2.97m (19'11" x 9'9")

W.C.: - 1.75m x 1.73m (5'9" x 5'8")

Bedroom 1: - 5.84m x 4.47m (19'2" x 14'8" max)

En-Suite Shower Room: - 2.46m x 1.96m (8'1" x 6'5")

Bedroom 2: - 5.44m x 4.72m (17'10" x 15'6")

Dressing Room: - 5.28m x 3.3m (17'4" x 10'10")

Bedroom 3: - 3.89m x 2.64m (12'9" x 8'8")

Bedroom 4: - 3.66m x 2.64m (12'0" x 8'8" max)

Bathroom: - 2.54m x 1.96m (8'4" x 6'5")

Shower Room: - 2.64m x 2.51m (8'8" x 8'3")

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Address:
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