



Barn 1 Pennyhill Farm
School Lane | Cutnall Green | Droitwich | Worcestershire | WR9 0PH

 FINE & COUNTRY

BARN 1 PENNYHILL FARM

Barn 1 Pennyhill Farm is a beautifully presented barn conversion forming part of a small and exclusive enclave of character dwellings, enjoying a private setting with far-reaching countryside views. Rich in charm and character, the property seamlessly blends exposed beams and vaulted features with stylish contemporary finishes, creating a wonderfully light and versatile home.



Introduction Summary

Offering three double bedrooms, three bath/shower rooms and elegant reception spaces, ideal for both entertaining and family living, the property is further enhanced by landscaped gardens extending to approximately one-third of an acre, a stunning orangery, double garage and parking across two separate gated driveways.

Property Description

Ground Floor: The property is entered via a welcoming dining hall, immediately establishing the home's warmth and character, with French doors opening directly onto the rear gardens and countryside beyond. Exposed beams and charming architectural detailing continue throughout the accommodation, creating a beautifully cohesive atmosphere.

Flowing through from the dining space is a spacious reception hall incorporating a stylish ground floor shower room and a substantial utility/storage room, providing excellent practicality for day-to-day family life.

The principal lounge is particularly impressive, forming a large open-plan reception environment centred around a characterful wood-burning stove. Rich beam detailing and excellent natural light create a wonderfully inviting atmosphere, whilst the adjoining orangery provides a truly exceptional entertaining space. Featuring tiled flooring, enchanting rustic character and a spectacular mature grapevine, the orangery comfortably accommodates large gatherings and formal dining occasions, whilst maintaining a peaceful sense of privacy and connection to the gardens.

The kitchen/breakfast room is equally impressive, blending contemporary styling with the barn's original character features. Partially vaulted ceilings enhance the sense of space, whilst integrated appliances, an American-style fridge freezer and a stylish breakfast bar/half-island provide both practicality and visual impact. Two further sets of French doors open onto separate terraces, creating seamless indoor-outdoor living and multiple access points to the gardens surrounding the property.









Seller Insight

“Nestled within a peaceful and highly private setting, this exceptional home offers a rare opportunity to enjoy the tranquillity of rural living without compromising on connectivity or convenience. From the moment the owners first arrived, they were captivated by the sense of safety, seclusion and calm that defines everyday life here.

One of the home's most cherished features is the courtyard outside the kitchen, where the morning sun creates the perfect setting to begin the day. Whether enjoying a quiet coffee or simply taking in the surrounding countryside, this space embodies the relaxed lifestyle that the property offers. Inside, the impressive wood-burning stove forms the heart of the home, creating a wonderfully welcoming atmosphere while efficiently warming the surrounding living spaces during the cooler months.

The home has been thoughtfully designed to balance comfort and practicality, providing generous living accommodation that adapts effortlessly to modern family life. Large, light-filled rooms create a sense of space throughout, while the seamless connection between the interior and outdoor areas ensures the beautiful surroundings can be enjoyed year-round.

Outside, the gardens and grounds are a particular highlight. The combination of privacy, far-reaching views and a remarkably peaceful atmosphere creates the feeling of being deep within the countryside, despite the property's enviable position on the edge of a thriving village. It is a setting that encourages both relaxation and entertaining in equal measure.

Over the years, the property has played host to countless memorable occasions, from intimate family gatherings to larger celebrations. The orangery is especially magical during the summer months, when ripening grapevines frame the space and create an unforgettable backdrop for entertaining guests.

Beyond the gates, residents benefit from a warm and welcoming community. The village post office and tearoom serve as a social hub, while the popular Chequers pub and restaurant, together with the award-winning Entourage Indian restaurant, are all within walking distance. Excellent educational opportunities are close at hand, including a highly regarded village school and the prestigious Winterfold School, just ten minutes away.

For those with active lifestyles, thriving tennis and cricket clubs are located just a short stroll from the property, while the village hall hosts a wide variety of community events, celebrations and classes including yoga, Pilates, dance and meditation.

Perhaps the greatest advantage of all is the property's exceptional accessibility. With easy access to Junction 5 of the M5, Worcester, Birmingham Airport and surrounding towns, this home offers the perfect balance of rural serenity and modern convenience—a truly special place to call home.*

* 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.









First Floor: A spacious and light-filled landing rises to the first floor, enhanced by newly fitted carpets and offering excellent versatility for use as a study area, reading space or potential reconfiguration, subject to requirements.

The accommodation comprises of three beautifully proportioned double bedrooms, each benefitting from individual character and charming architectural detail. One bedroom features fitted wardrobes and a vanity wash basin, whilst another enjoys a partially vaulted ceiling alongside a contemporary ensuite shower room.

The principal bedroom suite is particularly attractive, benefitting from fitted wardrobes, skylight windows and excellent natural light. The spacious family bathroom is cleverly positioned to also function as an ensuite to the principal suite if desired, creating flexibility for a variety of living arrangements.

Throughout the first floor, the property successfully combines warmth, character and practicality, with exposed beams and vaulted ceilings further enhancing the sense of charm and individuality.







Outside: Barn 1 Pennyhill Farm occupies a delightful and private position within approximately one-third of an acre of mature gardens and grounds, thoughtfully landscaped to maximise both privacy and enjoyment of the surrounding countryside views.

The gardens are predominantly laid to lawn and framed by established hedging, creating a peaceful and secluded environment. A productive vegetable patch and kitchen garden further enhance the lifestyle appeal, perfectly complementing the property's rural setting.

Multiple patio terraces provide excellent spaces for outdoor dining and entertaining, whilst wraparound pathways allow easy access around the barn and its various seating areas.

The property benefits from two separate driveway entrances, providing parking for approximately four vehicles in total across the two driveways, in addition to a detached double garage offering further storage and practicality. An electric gate provides the main access from the main driveway/road.









LOCATION

Barn 1 Pennyhill Farm enjoys a wonderfully discreet semi-rural position within the Worcestershire countryside, combining peaceful village-style living with excellent day-to-day convenience and outstanding connectivity across the Midlands and beyond. Surrounded by open countryside and far-reaching rural views, the property forms part of a small exclusive enclave whilst remaining exceptionally well placed for nearby amenities, schooling and transport links.

The village of Cutnall Green is on the doorstep, offering a popular village post office tearoom and convenience store together with a strong local community atmosphere. The highly regarded Entourage restaurant is also close by and has become a well-known local dining destination, whilst The Chequers at Cutnall Green provides an excellent traditional country pub setting. A local tennis club and numerous countryside walking routes further enhance the lifestyle appeal of the immediate area.

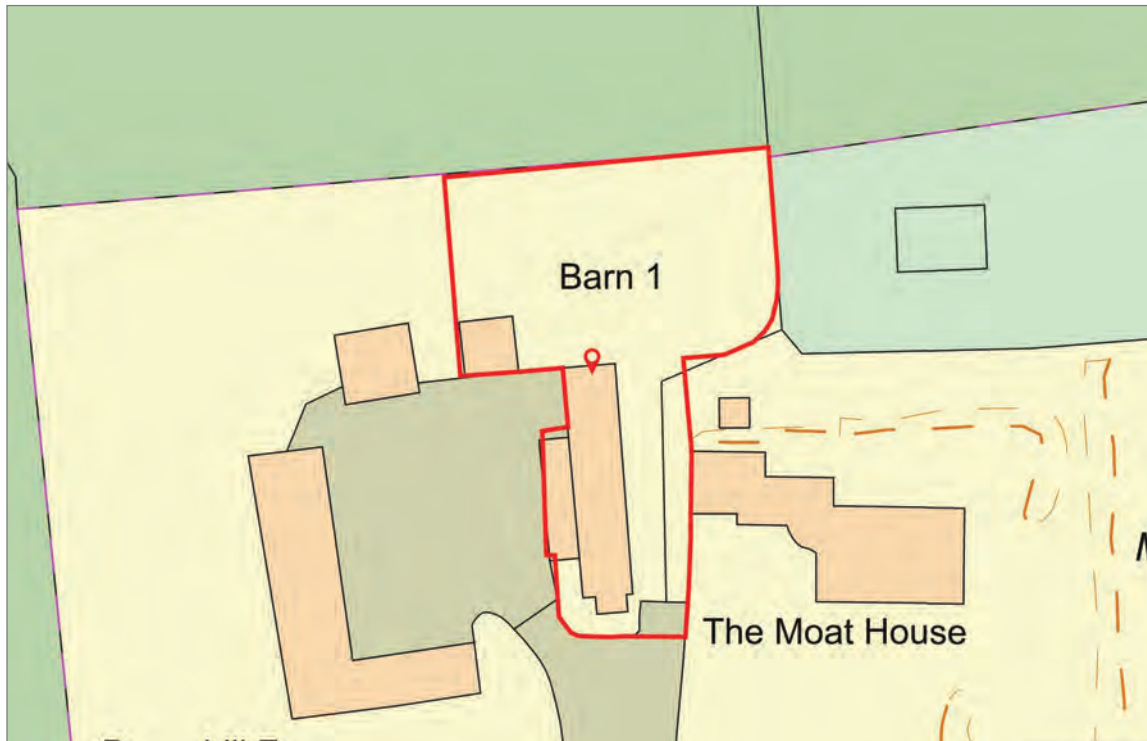
Droitwich Spa lies approximately 5 miles away, reached in around 10 minutes by car, offering a comprehensive range of supermarkets, independent shops, cafés, restaurants, doctors' surgeries and leisure facilities. The town is also home to the popular Droitwich Lido, canal-side walks, sports clubs and a library, creating an excellent balance between convenience and leisure amenities. Droitwich Spa railway station provides direct rail services to Birmingham, Worcester and onward national connections, with Birmingham accessible in approximately 40 minutes by train and London reachable from Worcester Parkway in approximately 2 hours 15 minutes. The cathedral city of Worcester is approximately 8 miles away, reached in around 20 minutes by car, offering extensive retail, cultural and leisure facilities alongside highly regarded riverside dining, premiership rugby and excellent schooling.

The area is particularly well regarded educationally, with Cutnall Green Primary School in close proximity and respected independent schools including The Royal Grammar School Worcester, Kings and Bromsgrove School also being highly accessible from the property.

Bromsgrove lies approximately 13 miles away (circa 25 minutes), whilst the Malvern Hills an Area of Outstanding Natural Beauty can be reached in approximately 40 minutes, offering exceptional walking, outdoor pursuits and cultural events. Birmingham city centre is accessible in around 45 minutes by car, with Birmingham Airport approximately 40 minutes away and Bristol Airport reachable in around 1 hour 40 minutes. London is accessible in approximately 2.5 to 3 hours by road depending on your destination.

The property is also ideally positioned for access to the wider motorway network via the M5, making it particularly attractive for commuters and those seeking a rural lifestyle without sacrificing connectivity. Combined with its charming setting, surrounding countryside, local hospitality venues and excellent educational access, Barn 1 Pennyhill Farm offers an increasingly rare blend of lifestyle, convenience and accessibility within one of Worcestershire's most desirable rural locations.



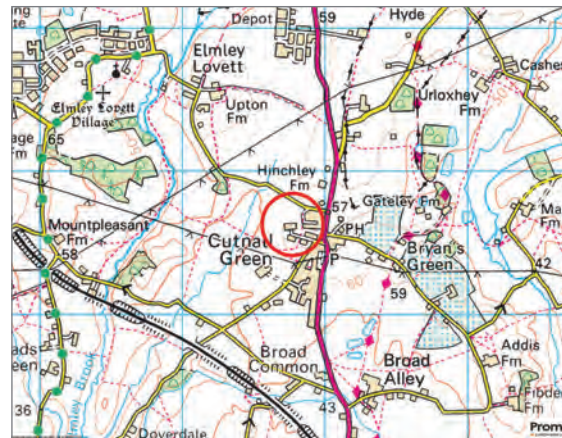


Material Information

Tenure: Freehold
 Council Tax Band: B
 Local Authority: Wychavon
 EPC: Rating C
 Property Construction: Standard (brick and tile)
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage and Sewerage: Private drainage via a septic tank
 Heating: Oil fired central heating
 Broadband: FTTC fibre superfast broadband connection available - we advise you to check with your provider.
 Mobile Signal/Coverage: 4G mobile signal is available in the area - we advise you to check with your provider.
 Parking: Double garage and driveway parking for 4 vehicles. No vans, lorries, campers, boats etc in main courtyard, but space is included at rear of property.
 Total Internal Floor Area: 2,345 sq ft

Additional Information: Mains water passes under the drive belonging to Pennyhill Farm.
 Electricity pylons cross the drive belonging to Pennyhill Farm and the garden of the Moat House.

Right of Way to pass and repass over common access/egress to the property and the garage. Right to park and use garage for up to 4 private motor vehicles. Vehicular use/parking/garaging to be restricted to taxed and registered roadworthy private motor vehicles only and not for the use of any lorry, van, boat, heavy goods vehicle, commercial, industrial or agricultural vehicle, trailer or towed vehicle or conveyance, motorhome, caravan or home on wheels or vehicle adapted or used for sleeping accommodation.



Directions

Postcode: WR9 0PH
 what3words: ///volume.redouble.baseline

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 2345 sq ft, 219 m²
 LOW CEILINGS: 38 sq ft, 4 m²
 GARAGE: 350 sq ft, 33 m²

OVERALL TOTALS: 2733 sq ft, 256 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 18.06.2026





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*We value the little things
that make a home*



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