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To the rear, and on the edge, of a group of traditional buildings approached off a quiet by-road amidst beautiful rolling countryside. About 6 miles Bromyard, 8 Malvern, 14 Worcester, 15 Hereford.

A Period Stone Three-Bedroom Barn Conversion backing onto Open Fields together with Garage, Gardens, Paddocks and Stable Block – Approx. 1.5 Acres.

THE BARN HOUSE
SINTONS END
ACTON BEAUCHAMP
WR6 5AE



Comprising

Stone Inglenook Style Fireplace in 24' Lounge, uPVC Double Glazing, Oil Fired Central Heating, Large Fitted Kitchen, Exposed Oak Trusses and Timbers. EPC – E

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The Barn House, Sintons End, ACTON BEAUCHAMP WR6 5AE

THE BARN HOUSE



is a spacious character superbly presented three-bedroom stone barn conversion together with garage set in attractive gardens with level paddocks and stable block set in over 1.5 acres. It is on the edge of a group of traditional buildings backing onto open fields of the beautiful rolling Herefordshire/Worcestershire countryside. It is approached off the quiet by-road to the parking area and the house or by a concrete splayed gateway to the paddocks.

The stone barn conversion three-bedroom house was improved by the present owner about 5 to 6 years ago to include new kitchen units with cream fronts, new bathroom suite, wood burner, outside Worcester boiler, central heating pipework renewed where necessary. In 2025 the roof was stripped, re-battened and felted, retiled, re-leaded, eave support and day ridge. This work was carried out by Oakley Improvements Ltd. and carries a 25-year company guarantee and 10-year insurance backed guarantee.

The house also has uPVC double glazing, oil fired central heating to radiators with thermostats, exposed pine doors on ground floor, oak doors on first floor with iron fitments, stone style flooring or fitted carpets.

Outside there is a detached stone and tile garage building, ample parking and attractive gardens.

Joining the garden, and having a separate approach off the by-road, there is an area of paddocks and stable block – approx. 1.5 acres.

The accommodation, with approximate measurements, comprises:-

uPVC front door with side windows to

RECEPTION HALL



Stone style floor, exposed stone work to one wall, radiator, exposed ceiling timber.

CLOAKROOM



Stone style floor, WC with concealed cistern, hand basin, radiator, half board to two walls, extractor, window with wide tiled sill.

LOUNGE (24'0" x 11'1")



Feature exposed stone full height inglenook style fireplace with opening, oak beam and wood burning stove, exposed stone work each side fireplace, fitted carpet, two radiators, three wall lights, two exposed ceiling timbers, two windows to rear and French doors to side each with views over open fields to distant hills.

KITCHEN/DINING AREA (17'11" x 14'2")



Range of base and wall units with cream fronts of cupboards, space and plumbing for washing machine, space for fridge and freezer, space for electric cooker with pull out hood and extractor over, work surface with tiled splashback, inset stainless steel double sink and swan neck mixer tap, matching peninsular unit with cupboards, space for tumble drier and worktop.



Stone style flooring, radiator in the dining area, four windows, exposed ceiling timber and wide oak door to side path. Walk-in cupboard under stairs.

From the hall, a doorway to carpeted stairs with pine rails and balustrades to

SPACIOUS LANDING



Fitted carpet, radiator, exposed truss and ceiling timbers, Velux roof light, oak doors with metal fittings to each room.

MASTER BEDROOM EN-SUITE (12'3" x 11'11")



Fitted carpet, radiator, feature exposed truss and roof timbers, high ceiling,



window with superb views over open fields to distant hills, door to built-in wardrobe with hanging rail, oak door to

EN-SUITE of WC, hand basin, shelves, inset, store area under eaves and glazed folding door to tiled shower with Mira unit.

BEDROOM 2 (10'6" x 7'11")



Fitted carpet, radiator, access to roof space, window to front.

BEDROOM 3 (9'6" x 7'2")



Fitted carpet, radiator, Velux roof light.

BATHROOM



White suite of panelled bath with tiling, Mira shower over, hand basin and WC. Ladder style towel rail, half board walls.

AIRING CUPBOARD with insulated cylinder and immersion heater, shelving.

OUTSIDE
From the by-road, a short shared access leads to double entrance gates and the chipping **PARKING/TURNING AREA**.

The detached stone pitch tiled roof **GARAGE** with double doors, concrete floor, light and power points, window to rear.

The chipping area, which leads to the front door and side of the house, is bounded by a curved natural stone wall and leads to a timber porch and the side kitchen door. In between the house and the garage, there is a pergola area of chippings.

THE GARDEN



These are south and west facing being mainly to the side and rear of the house bounded by hornbeam and beech hedging and rail fence. They join open fields, have lovely views to the distant hills, and are attractively laid out. Large shaped lawn and, next to the lounge French doors, a circular feature patio and chipping path. Old railway van store area. In the corner of the garden, there is an opening to a paved area with wooden gate leading to a grass area with trees, the paddocks and the stable block.



THE PADDOCK AND STABLE BLOCK – ABOUT 1.5 ACRES



This area is approached off the by-road by a splayed concrete entrance to wide galvanised gates.

A reconstituted rubber mud control slabbed drive, with holes for grass to grow through, leads to the stables through a small fenced paddock.



There is a fenced arena/exercise area and a large level paddock bounded by a rail fence.



The stable block, which is in a U-shape, is constructed of timber on a concrete base with pitched roofs. Three loose boxes, feed store and fodder store. They have water, light and power points.

SERVICES
Mains electricity and water. Private drainage.

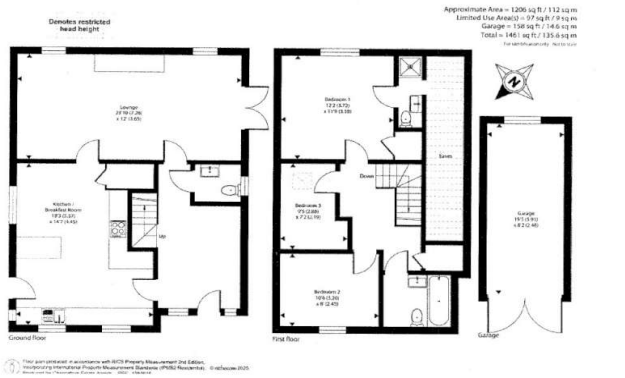
COUNCIL TAX BAND - E

DIRECTIONS
From Bromyard, take the A44 Worcester road. After one mile, turn right onto the B4220 Malvern road. Continue on this road until you reach Acton Green and a crossroads, turn right.

From the A4103 Hereford to Worcester road, turn onto the B4220 Bromyard road. At Acton Green and a crossroads, turn left.

Continue on by-road for about one mile towards Acton Beauchamp and Bishops Frome. Turn left signed Evesbatch. After a short distance, you come to a group of buildings and houses at Sintons End. Turn left over a small cattle grid to the property.

VIEWING
Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003485

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.