



Broc Barn

Frith Common, WR15 8JY

Andrew Grant

Broc Barn

Hunt House Farm, Frith Common, WR15 8JY

4 Bedrooms 2 Bathrooms 1 Reception Room

A fully renovated Grade II curtilage listed barn conversion offering four bedrooms, private gardens, garage and off road parking set within a peaceful rural hamlet with shared grounds.

- Semi-detached barn conversion providing four bedroom family accommodation arranged over two floors.
- Fully renovated to a high standard with new windows and doors throughout.
- Private front garden, rear courtyard and access to shared gardens.
- Garage with workshop and allocated off road parking for two vehicles.
- Rural Frith Common location with access to nearby towns, schools and transport links.

Broc Barn is a semi-detached barn conversion that has been fully renovated to a high standard, delivering a charming Cotswold cottage aesthetic combined with modern practicality. The property forms part of a small collection of barn conversions and is Grade II curtilage listed, adding to its character and appeal. The accommodation is well arranged, beginning with an entrance hall that leads to a kitchen, utility room and lounge on the ground floor. Upstairs, the property offers four bedrooms, including a principal bedroom with en suite, alongside a main family bathroom. Externally, the property enjoys a private front garden and a rear courtyard, providing defined outdoor spaces for everyday use. In addition, there is access to shared gardens with the neighbouring barn conversions, offering further outdoor space within the wider setting. A garage and allocated off road parking for two vehicles adds further convenience. Broc Barn offers an appealing opportunity to enjoy a characterful home that has been thoughtfully updated while retaining its rural charm.

1359 sq ft (126.3 sq m)





The kitchen and dining room

The kitchen and dining room forms the heart of the home, offering a generous open plan layout suited to both everyday living and entertaining. The space is thoughtfully arranged to provide excellent workflow while maintaining a strong sense of openness, with the dining area naturally positioned alongside the kitchen for ease and practicality. Natural light flows through the room, enhancing the sense of space and creating a welcoming environment throughout the day.





The layout comfortably accommodates dining while allowing the kitchen to remain a functional and sociable area, ideal for family life and hosting guests. Exposed structural features add character and reinforce the barn conversion heritage, while the connection to the utility room further supports modern living. This room offers a balance of style and functionality, making it a central and versatile part of the property that will suit a wide range of lifestyles.





The living room

The living room provides a warm and inviting space arranged for everyday relaxation and entertaining. Exposed structural features create character and definition, while natural light enhances the sense of comfort throughout the room. The layout allows for a clear separation from the kitchen and dining area, offering a peaceful setting suited to both family life and quieter moments at home.





The hallway and cloakroom

The hallway offers a welcoming entrance with clear access to the principal ground floor rooms and stairs rising to the first floor, creating an immediate sense of flow and organisation. Natural light enhances the space, while the cloakroom is conveniently positioned for guests and everyday use.





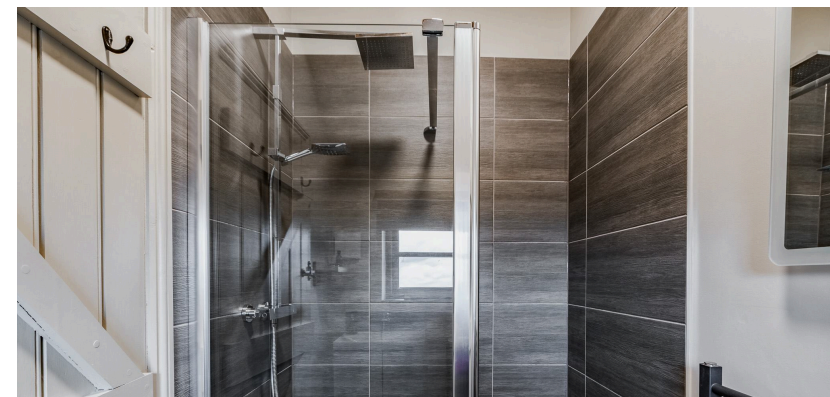
The primary bedroom

The primary bedroom offers a peaceful retreat with a well planned layout that supports comfortable daily living. Character features add interest while natural light creates a bright and welcoming atmosphere. There is ample space for storage, enhancing practicality without compromising comfort. Direct access to the en suite provides privacy and convenience, making this room an appealing and relaxing principal bedroom within the home.



The primary en suite

The en suite is thoughtfully arranged to provide a practical and private addition to the primary bedroom. It offers a shower, WC and wash basin, while modern fittings support ease of use while the overall arrangement ensures a calm and functional space.





The second bedroom

The second bedroom offers a comfortable and versatile space suited to a range of needs. Natural light enhances the room, creating a bright and welcoming atmosphere throughout the day. The layout allows for flexible furniture arrangements while retaining a sense of privacy and calm.



The third bedroom

The third bedroom provides a flexible and well arranged space suitable for a variety of uses. Natural light enhances the room, creating a pleasant and inviting atmosphere throughout the day. Ideal as a guest room, home office or additional bedroom, it forms a valuable and adaptable part of the accommodation.



The fourth bedroom

The fourth bedroom offers a flexible and well proportioned room suited to a variety of requirements. Natural light enhances the space, creating a bright and comfortable setting throughout the day. Ideal as a guest bedroom, home office or hobby room, it adds further versatility to the overall accommodation.



The family bathroom

The family bathroom has been fitted to a high standard and is arranged to serve the household with comfort and practicality. It includes a bath with shower attachment, wash basin and WC set within a well considered layout, with natural light enhancing the space.





The garden

The property enjoys clearly defined outdoor spaces that suit both everyday living and relaxed entertaining. The rear courtyard provides a sheltered area ideal for outdoor dining alongside the driveway. To the front, a private patio area creates a welcoming approach, beyond this, access is available to shared gardens with neighbouring barn conversions, offering additional green space within an attractive communal setting that enhances the overall sense of openness.



Location

Broc Barn is situated at Hunt House Farm, a rural hamlet surrounded by open countryside. The location offers a peaceful setting while remaining accessible to nearby towns and amenities.

Tenbury Wells provides a range of shops, supermarkets, cafes and essential services, along with a leisure centre and medical facilities. Bromyard offers additional amenities and community services. The area is served by a selection of primary and secondary schools, making it suitable for families.

Road links connect the area to Worcester, Hereford and surrounding towns, while rail services are available at nearby stations, offering wider regional connections. Frith Common combines rural living with access to amenities, schools and transport links, making it an appealing location for those seeking a countryside lifestyle without isolation.

Services

The property benefits from oil-fired central heating, mains electricity and water. Drainage is supplied via a private septic tank.

Council Tax

The Council Tax for this property is Band E.

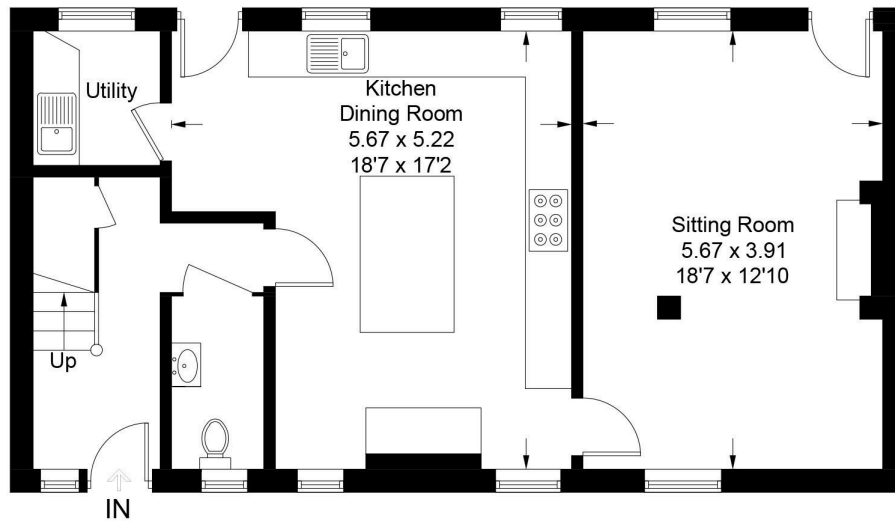
Agent Notes

The property has a shared private water supply with neighbouring properties, including rights of access for maintenance and shared costs. There are standard rights for utilities, drainage and boundary maintenance typical of rural farm conversions.

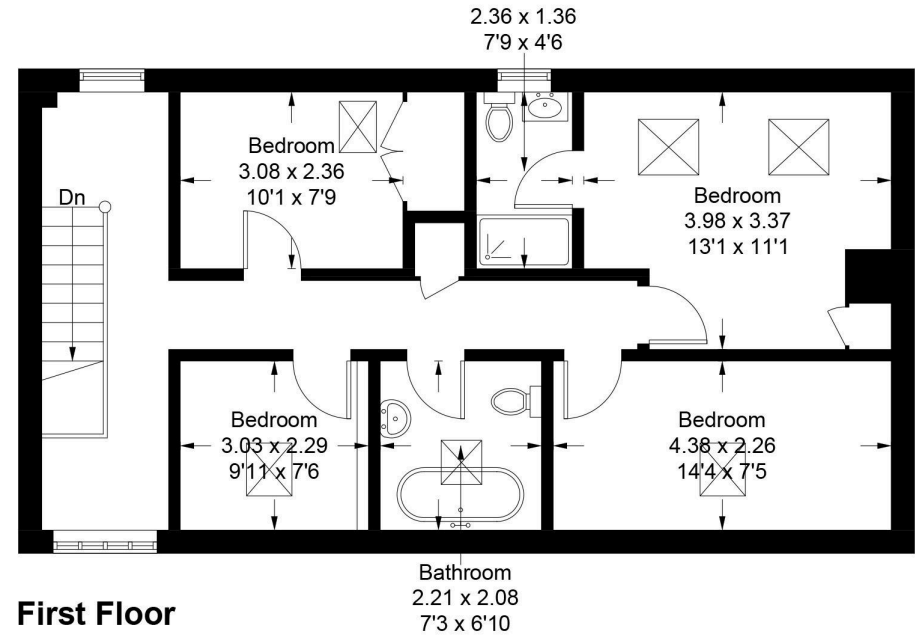


Broc Barn, Hunt House Farm

Approximate Gross Internal Area = 126.3 sq m / 1359 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for guidance only and must not be relied upon as a statement of fact.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com