

# THE BARN

£775,000



“A contemporary barn set in its own orchard”

Miles Hope, Worcestershire

If you are looking for an idyllic retreat surrounded by countryside, The Barn will hit the spot. Located just a few miles outside of Tenbury Wells, this modern barn conversion offers the perfect escape: mixing character with a contemporary feel, wrapped in its own orchard, with views across neighbouring countryside.

- Idyllic location
- Contemporary feel throughout
- Orchard
- Air source heat pumps
- Ample parking
- Impressive kitchen diner
- Approx 2 acres of ground
- Cosy wood burning stove



Set back off quiet country lanes and situated near only a handful of neighbouring properties, it is an ideal location for a peaceful lifestyle.

The glazed reception hall sets out the stall for the property: surrounded by natural materials and presenting a warm welcoming feel. To the left is a pretty, dual-aspect downstairs double bedroom. To the right, a doorway leads into the large sitting room: this beautifully proportioned room has plenty of warm wood on show - both ceiling timbers and flooring - the focal point of the room is an attractive brick hearth and wood store, enclosing a wood-burning stove.

To the rear of this room is a useful study area and a downstairs bathroom, featuring an elegant suite of a wash hand basin, WC and bath: perfect for guests or those who prefer to avoid stairs.

The main living space is voluminous, with high-vaulted ceilings and is both functional and impressive - a real heart of the home - comprising the kitchen, dining room, and day room. Large bi-fold doors and windows allow light to pour through, providing a superb space in which to dine, entertain and relax. The stylish kitchen flows seamlessly and features a grand central island with storage and a wine fridge; further, extensive cupboard space wraps the area and there is ample counter space for food preparation and room for a double American-style fridge-freezer. The kitchen sink sits in front of a window overlooking the side of the property with lovely, far-reaching views. Finally, on the opposite wall sits the heart of any country kitchen: a large AGA. There is also a convenient, separate utility room to the rear of the kitchen for all the home's white goods.



From the reception hall, stairs split left and right to the upstairs bedrooms: to one side is the master bedroom, with fitted cupboards and an ensuite shower room; and to the other, a double bedroom and a further, quirkier bedroom, also able to accommodate a double bed.

**Outside:** the property is approached via a driveway snaking through its own orchard. There is ample parking, a large patio - on which to enjoy summer barbecues and evening drinks - and a lawned area. There are also multiple, useful outdoor storage sheds. The property's grounds total approx 2 acres (tbc by buyer's solicitor). There are fantastic, rural views from the property.





**Area:** Miles Hope sits on the Worcestershire/ Herefordshire border; the area is served by The Fountain Inn, a beautiful black and white public house. The nearby market town of Tenbury Wells is just a mile away, with a bustling high street of independent shops, cafes, bakeries, a supermarket, transport links and cinema. The larger towns of Ludlow and Leominster are also both within an easy drive. For lovers of the great outdoors, there are rural walks right from the doorstep, including access to Oldwood Common.

**At a glance:**

Bedrooms: 4  
 Tenure: Freehold  
 Council Tax Band\*: F  
 Heating: Underfloor heating; Air source heat pumps  
 Services: Mains electricity, water and drainage.  
 Services charges: Nil  
 Flood Risk: Very low risk\*\*\*  
 Covenants: Shared driveway for a portion  
 Broadband: Yes\*\* (Ultrafast up to 1800Mbps)  
 Mobile: Yes, coverage available\*\*

\* correct as of instruction date

\*\* Source: Ofcom

\*\*\* Gov.uk flood risk checker



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.