



Allan Morris
estate agents

**Abbots Morton,
Worcestershire.**

**The Barn, Abbots Morton, Worcestershire.
WR7 4NA**

Features:

- * Detached Barn
- * 4 Bedrooms
- * Separate Studio/Potential Annexe
- * 2.46 acres approximately
- * Stabling & Paddock
- * Stunning village location

A charming detached Barn Conversion effortlessly blending traditional character and charm with modern day living.

Accommodation briefly comprises: Generous Entrance Hall leading to a magnificent, split level, dual aspect, Drawing Room and Dining Room offering a wonderful space for entertaining and relaxation further benefiting a wood burning stove, full height windows and bi-fold doors opening from the Dining Area to stone paved patio beyond. The vaulted Kitchen/Breakfast Room offers an extensive range of wall mounted base units sat beneath a wooden worktop, with a large central island and space for a dining table and a variety of integrated appliances.

From the Drawing Room/Dining Room, staircase rises to a bright and airy Landing providing access to Bedroom 1 with a Dressing Area and delightful southerly view to the garden. A further Bedroom with En-Suite Shower Room and Dressing Area is located across the landing.

From the Kitchen is a door through to an Inner Hall area leading to the Family Bathroom and flexible further Reception Room/Bedroom. Stairs rise to further Bedroom with En-Suite WC.

Further accommodation can be found within the separate Studio comprising of: A bright and airy room currently used as an Art Studio, including a separate room with kitchen units currently used as a Utility with further Cloakroom. This area would be suitable for a number of different uses.





OUTSIDE:

Gravel driveway providing parking for several vehicles, lawned foregarden with double gate access and all-weather track leading to the equestrian facilities. Facilities include further parking for several cars, lorries and horse trailers. Wooden Stable Block comprising of 3 Stables, Store, Hay Barn and wonderful Paddock Area.

The glorious private South-West facing garden is largely laid to patio, offering shrub and herbaceous borders. Bordered by a brick wall to the perimeter, the garden offers privacy and seclusion. In total the property benefits from approximately 2.46 acres of land.

LOCATION:

'The Barn' is situated in the historic and picturesque village of Abbots Morton. The village is located within a Conservation Area retaining much of its traditional black and white half-timbered architecture. One of Worcestershire's oldest villages, Abbots Morton is even listed in the Domesday Book. The village enjoys a thriving community and benefits from a Village Hall with numerous Clubs and Societies, a 12th Century Church and is ideally located for easy access to a number of different towns and cities, to include Alcester, Evesham, Stratford Upon Avon and Worcester.

The property falls into popular catchments for both Primary and Secondary Education, as well as being central to a number of private options in Alcester, Stratford, Worcester, Cheltenham and Malvern.



DIRECTIONS:

From Worcester City centre proceed out along the A422, passing through Broughton Hackett and Upton Snodsbury. Continue along bearing right, signposted Flyford Flavell. Continue through the villages Flyford Flavell and Radford and after approximately half a mile take a left hand turn into Abbots Morton village centre. Follow the road round, where the property will be found on the right hand side.

What3Words: [magazines.gourmet.lorry](#)





USEFUL INFORMATION:

EPC Rating: D

Tenure: Freehold

Council Tax Band: D

PRICE: £ 895,000

WAM 8084





Total area: approx. 332.9 sq. metres (3583.1 sq. feet)
DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

General Information:

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.

Floorplan & Measurements:

Kitchen/Breakfast Room: - 5.99m x 4.98m (19'8" x 16'4")

Drawing Room: - 6.02m x 5.49m (19'9" x 18'0")

Dining Room: - 6.02m x 5.49m (19'9" x 18'0" max)

Bathroom: - 3.96m x 1.65m (13'0" x 5'5")

Sitting Room/Bedroom 3: - 3.76m x 3.17m (12'4" x 10'5")

Bedroom 1: - 5.36m x 3.84m (17'7" x 12'7")

Shower Room: - 2.62m x 0.99m (8'7" maximum x 3'3")

Bedroom 2: - 3.94m x 2.54m (12'11" x 8'4")

En-Suite Shower Room: - 2.46m x 1.63m (8'1" x 5'4")

Bedroom 4: - 5.46m x 3.2m (17'11" x 10'6")

En-Suite W.C.: - 1.96m x 1.73m (6'5" x 5'8")

Studio: - 6.73m x 5.54m (22'1" x 18'2")

Utility/Potential Kitchen: - 5.33m x 2.18m (17'6" x 7'2")

Stable 1: - 5.36m x 3.48m (17'7" x 11'5")

Stable 2: - 3.63m x 3.48m (11'11" x 11'5")

Stable 3: - 3.63m x 3.48m (11'11" x 11'5")

Hay Store: - 7.34m x 2.57m (24'1" x 8'5")

Store: - 2.64m x 2.29m (8'8" x 7'6")

Contact us:

Address:

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