



Old Yew Stables

Abbots Lench, WR11 4UP

Guide Price £480,000

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Nestled in the heart of a picturesque and sought after Lenches village, this stunning three bedroom mid-terraced barn conversion offers a seamless blend of modern elegance with distinctive character features, promising a unique living experience. Boasting captivating countryside vistas, this property is a true gem for those seeking a tranquil and charming retreat.

The property has a very charming exterior, promising the wow factor from the get-go and it certainly does not disappoint. Step inside and you will find a modern but rustic interior that immediately sets the tone, exuding a sense of individuality and style. The property features stunning exposed beams throughout, echoing its historic origins as a barn before transforming into a beautiful home.

The ground floor also features a flagstone floor throughout, enhancing the character of the space. A standout feature of the living area is the beautiful open fire, providing a cosy ambience on those winter evenings, perfect for unwinding after a long day.



A stunning open fire bathes the living space in warmth and charm. Perfect for a cosy night in.

Local schools rated good or outstanding by Ofsted

0.9 miles	Church Lench CofE First School
2.79 miles	Flyford Flavell Primary School
3.14 miles	Harvington CofE First School
4.75 miles	St Egwin's CofE Middle School
5.43 miles	Blackminster Middle School
4.64 miles	Pershore High School
4.88 miles	Prince Henry's High School
5.81 miles	The De Montfort School
5.94 miles	Alcester Grammar School

Source: Reports.ofsted.gov.uk





The recently renovated kitchen is a culinary delight, showcasing shaker-style units and a classic Belfast sink. This space offers the benefit of an open plan generously sized dining area, making it an ideal space for entertaining guests or enjoying a family meal.





Quirky allure continues into the upstairs space, with rustic hints of the barns origins seamlessly blended in harmony with a modern high standard of finish



The property's three bedrooms are greeted with an abundance of natural light, and each offering a tranquil retreat with ample space for storage.

The master bedroom, in particular, benefits from the gorgeous countryside views, creating a serene atmosphere to wake up to each morning. The second bedroom benefits from an outlook into the courtyard and enjoys a modern en-suite shower room. The third bedroom lends itself to be a comfortable and spacious guest bedroom, with a rather impressive mezzanine level feature space.



Situated in a private courtyard development, this property offers a sense of exclusivity and tranquillity, ensuring privacy and security for its residents.

There are three separate garden spaces with this property, offering fuel for the imagination and providing ample choice for spaces to enjoy a warm summer evening. To the front of the property is a low maintenance area with a mature tree and an established place for birds to visit and feed. This leads onto a private green space that backs onto beautiful countryside, offering a truly serene and peaceful space to relax and unwind. To the rear of the property is another garden space, benefiting from a favourable south facing position.





Abbots Lench is the smallest of the sought after Lenches villages, located approximately 6 miles north of the market town of Evesham. Its proximity to Church Lench allows access to a range of facilities including a church, village hall, pre-school group and local sporting clubs.

The nearby settlement of Bishampton provides access to a convenience store, with larger supermarkets accessible a short commute away in Evesham, Pershore or Alcester. It is the perfect chance to enjoy rural serenity but still having access to convenience within reasonable distance.

A short commute away from the property is access to National Trust sites including Croome, Snowhill Manor, Coughton Court and Hidcote as well as the Spetchley Park Estate.

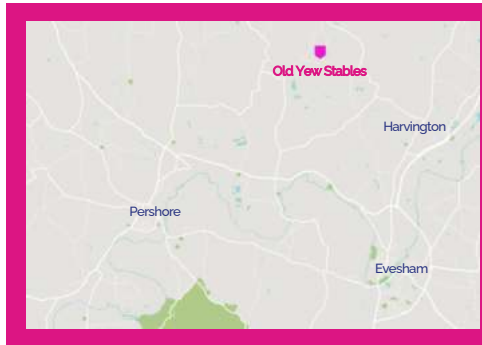
Nearby Evesham and Pershore provide a good selection of independent and chain retail stores, community groups, leisure centre and sporting facilities, and an impressive selection of cafes and eateries to cater to every palate.

Evesham and Pershore offer plenty of selection for those with interest in the arts, enjoying independent cinemas, a community arts centre, regular live performances and access to operatic and dramatic groups. The nearby Ragley Hall also plays host to numerous events throughout the year including the Midlands Air Festival, DogFest and Camper Calling.

Local amenities:

0.9 miles	Village hall
2.0 miles	Convenience store
2.0 miles	Public house
4.2 miles	GP Surgery
4.2 miles	Supermarket
3.6 miles	Farm shop
5.7 miles	Train station

What3Words //kilt.remaking.hinted
 Council tax band E - Payable to Wychavon District Council
 Central heating LPG
 Electoral Parish - South Lenches
 Ward—Inkberrow
 Constituency - Redditch



Energy Performance Certificate for this property:



Old Yew Stables, Abbots Court, Ab Lench Road, Abbots Lench, Church Lench, WR11 4UP



Total Approx Area: 140.0 m² ... 1507 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.
 No responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

A photograph of a brick house entrance. On the left, a green postbox with a harp emblem and the words 'POST OFFICE' is partially covered by bright yellow and green ivy. To the right, a white-framed glass door is open, revealing a stone-tiled interior hallway. A pair of brown leather boots stands on the stone steps in front of the door. The brickwork is a mix of red and brown tones.

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