



ESTATE AGENTS

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Driftway Barn,
2 Hunts Fold,
Naunton Beauchamp.
Pershore
WR10 2LS

For Sale

Price £649,950



Rear View

**SET IN A RURAL LOCATION A BARN CONVERSION
FINISHED TO A HIGH STANDARD WITH FOUR RECEPTION
ROOMS THREE BEDROOMS, TWO EN-SUITE, EXPOSED
TIMBERS AND FLAGSTONE FLOORS, 1/3 OF AN ACRE
GARDEN , DOUBLE GARAGE & OFF ROAD PARKING**

EPC: D (58) COUNCIL BAND: F

Residential Sales Particulars

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Property In Brief

Timber entrance door, hallway, dining room, sitting room, study, cloakroom, utility room, kitchen/breakfast room, boot room, galleried landing, three bedrooms, two En-suite, family bathroom, oil central heating, ornamental pond in landscaped garden, double garage, off road parking, private drainage.



Situation

This outstanding barn conversion completed approximately 24 years ago and is not listed, offers fine internal features to include light oak doors and exposed timbers, flagstone flooring and large farmhouse style kitchen/breakfast room, with useful boot room and storage. This property with its large, glazed windows has good natural light and is set in a courtyard situation being a mid-terraced barn to the development of three converted outbuildings. The property is approached over private driveway into the development with lawn frontage and garaging, visitors parking and an ornamental pond to the front together with a screen enclosure for the private drainage which is shared. Set within a conservation area and adjacent to the handsome farmhouse, the barns are in a glorious rural setting.

Naunton Beauchamp is a popular rural village of agricultural heritage and surrounded by farmland and with easy access to all main centres approximately 5 miles to Pershore, 9 miles to Worcester and 14 miles to Redditch. There is good educational facilities within the catchment area and supermarkets can be found at all main centres, the main line Worcestershire Parkway giving connectivity in most directions approximately 8 miles.

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The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex and central car parks. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the south west, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse; Cheltenham with National Hunt Horseracing, the Everyman Theatre and major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main shopping centre.

Viewing

BY APPOINTMENT ONLY

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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Property Comprises

Crazy paved pathway up to

Panelled Glazed Timber Framed Front Door

With security locks and side panels giving good natural light. (being the original entrance into the thrashing barn)



Reception Hallway

With flagstone floor covering, exposed wall timbers and mellowed brick. Panelled radiator, multi socket power points, useful under stair storage cupboard, inset ceiling light.

Through to

Dining Room

Measuring overall approximately 14'7" x 14'2" (4.48m x 4.32m) maximum with panelled radiator, glazed timber framed window and glazed double doors into garden. Multi socket power points, inset ceiling lights, TV socket.



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From reception hall there is stairway leading to first floor and light oak door into

Sitting Room

Measuring approximately 14'9" x 15'8" (4.54m x 4.81m) with exposed wall timbers and further mellow brick areas, extended panelled radiator and rear elevation double glazed windows set in oak frames with timber mullions. TV aerial socket multi socket power points, USB charger, FM DAB satellite connection, pendant light and wall light. BT extension point.



From the sitting room there is further wall timbers, pendant light and access into

Study

Measuring approximately 10'8" x 8'1" (3.29m x 2.46m) with exposed wall timbers, pendant light and multi socket power points. High level double glazed timber framed window and panelled glazed rear door. Panelled radiator. Further light oak door leads into hallway



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Hallway

With flagstone floor covering, panelled radiator, multi socket power points.

Cloak Room

Having enclosed cistern WC, panelled radiator and extractor fan. Co-ordinated hand wash basin with mixer tap, splashback and useful storage drawer under. Wall mirror, inset ceiling lights, chrome accessories and ceramic floor covering.



Utility Room

Measuring overall approximately 5'3" x 10'3" (1.61m x 3.13m) with half panelled glazed light oak door and flagstone floor covering. Fitted work top surface, single drainer stainless steel sink unit with mixer tap, drawers and storage cupboards under. Therm Econ base boiler, plumbing for automatic washing machine and space for tumble dryer, panelled radiator, wall shelving and extractor fan. Ceiling light and partial ceramic tiled surrounds, 24-hour time control for central heating and hot water. Coat hooks and Roman blind to front elevation double glazed timber framed window.



From the hallway half panelled glazed door leads into

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Kitchen / Breakfast Room

Measuring overall approximately 14'5" x 16'8" (4.41m x 5.12m), with arched timber framed double glazed windows and flagstone floor covering. Range of fitted kitchen units comprising Range Master cooker with 6-ring electric hob, separate grill and double oven with pan warming drawer. Timber work top surfaces with porcelain sink unit and mixer tap, ceramic tiled surrounds. Base level storage cupboards, vegetable racks and plumbed in dishwasher. Further storage cupboard with racks and upright larder cupboard with rack shelving. Space for double fronted fridge / freezer with storage cupboards over. Upright larder cupboard. Central island with useful worktop surface having storage cupboards under, base level storage, connected to power points. Further wall mounted storage, panelled radiator, TV aerial socket and ample multi socket power points. Rear elevation glazed timber framed and mullioned windows with Roman blinds. Exposed ceiling timbers, inset ceiling lights and consumer unit.

(There is a free standing dresser and the fridge/freezer are options).



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Half panelled glazed oak door into

Boot Room and Garden Access

With front and rear door. Flagstone floorcovering. Range of fitted units with work top surface and base level storage cupboards, further wall mounted storage cupboards, coats storage and Hoover cupboard. Ample shelving, exposed timber beam and ceiling pendant light Panelled radiator and multi socket power points.



From the reception hall, split level stairway with balustrading leads up to first floor with long pendant light - chandelier, Velux roof light window and glazed panels over entrance

Landing

With panelled radiator, airing cupboard housing hot water tank and ample slatted shelving. Multi socket power point and access hatch to roof void.



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Bedroom One

Measuring overall approximately 15'3" 15'2" (4.66m x 4.63m) (to include ensuite). Exposed wall and ceiling timbers, low level double glazed front windows, walk-in wardrobe cupboard with hanging rails and shelf. Panelled radiator, BT point and multi socket power points. Fitted wardrobe cupboards and dressing table area, further high level window.

En Suite

Comprising walk-in shower with single glazed shower screen, ceramic tiled surrounds, handheld shower head and fixed shower head (manual control). Enclosed cistern WC, porcelain sink unit with mixer tap over fitted storage cabinet, illuminated wall mirror, ceramic tiled surrounds, sloping ceiling and purlin beam. Extractor fan and Velux roof light window. Upright towel rail / panelled radiator and ceramic floor covering.



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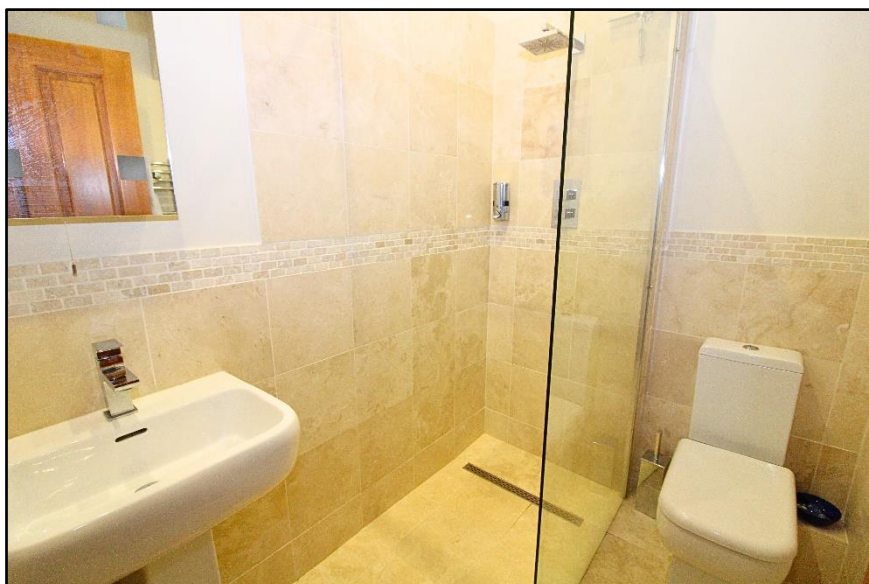
Bedroom Two

Measuring overall approximately 10'6" x 14'6" (3.23m x 4.45m) (to include En-suite). Timber framed and glazed windows to the rear, high level circular window, fitted drapes and panelled radiator. Multi socket power points with USB charger, FM and TV points, individual clothes hanging rail in alcove



En-Suite

Walk-in shower with manual control and shower head over, glazed shower screen, and low flush WC. Pedestal hand wash basin with mixer tap and patterned ceramic tiled surrounds. Illuminated wall mirror. Upright towel rail / radiator. Wall mounted thermostatic control for under floor heating. Extractor fan and pull cord light switch, inset ceiling lights and exposed purlin beam.



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Bedroom Three

Measuring overall approximately 6'5" x 14'9" (1.98m x 4.54m) with fitted wardrobe cupboard, exposed wall and ceiling timbers, rear elevation Velux roof light windows and low level window with venetian blind. Multi socket power points, USB chargers, 2 panelled radiators and 2 pendant lights from sloping ceiling.



Bathroom

Comprising timber panelled bath, shower screen and mixer tap with shower attachment. Ceramic tiled surrounds and low flush WC. Pedestal hand wash basin, Velux roof light window. Wall mirror with shaver point and light, panelled radiator and exposed purlin beams and wall timbers. Extractor fan, inset ceiling lights and chrome accessories.



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Outside the Property

There is a paved terrace adjacent to the rear of the barn there is mains water tap, retaining wall of timber sleepers, ornamental fishpond (designed for Koi carp), with landscaped borders with planted Gunnera and Acer tree and other attractive plants to shade the pond, with Lilies within to give the final touch. There is outside sensor light and lantern light together with the alfresco area. The rear garden is approximately 1/3 acre of mature garden with stocked borders, having roses, silver birch and willow. There is Hazelnut and old-fashioned geraniums to blend around the lawn. There is useful timber garden store and a raised paved terrace with pergola over ideal alfresco entertaining area, there is power to this terrace and mains water connection.



There is a mature hedgerow within the boundary with open fields beyond which is grazed by sheep and a seasonal hay crop taken. (There is no right of way through the gate only by permission from the local farmer).



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To The Front Of The Property

There is a gravelled area with a water feature adjacent to the front, mains water tap and meter point. There is lawned frontage and off road parking, (Vendors share the upkeep of the frontage and areas)

Garage Block

The garages are the third and fourth in line and measuring approximately internally 18' x 17' 4" (5.48m x 5.30m) with separate doors and is connected to power. Useful loft storage area with retractable ladder.

Services:

Mains water and electricity are connected to this property. There is oil fire central heating with bunded tank in the rear garden. Drainage is to shared Klargest unit and septic tank with an annual service charge shared between the properties. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings:

Only those items specified in these details are included in the sale of the property.

Tenure:

The property is freehold

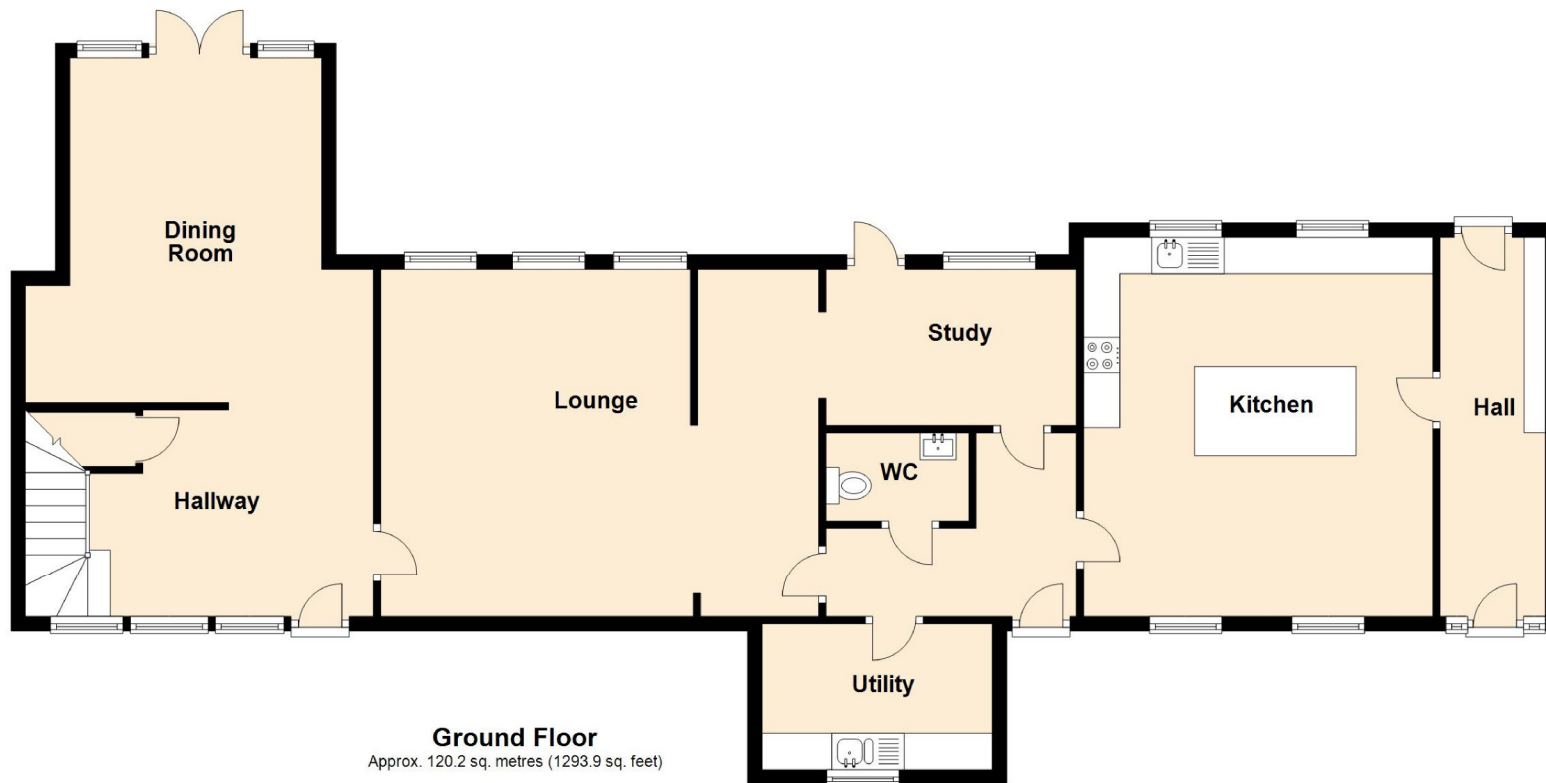
Local Authority:

Wychavon District Council,
The Civic Centre,
Station Road,
Persore
WR10 1PT Telephone 01386 565000

Council Tax:

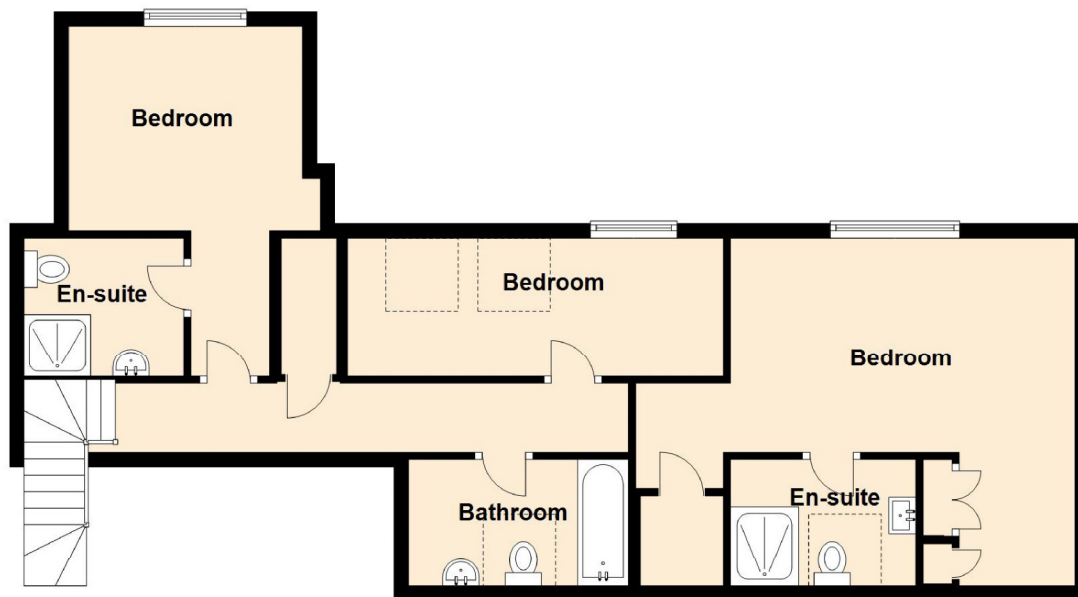
Band F





Ground Floor

Approx. 120.2 sq. metres (1293.9 sq. feet)



First Floor

Approx. 69.5 sq. metres (747.6 sq. feet)

Total area: approx. 189.7 sq. metres (2041.5 sq. feet)