



# Priory Barn

*Malvern, Worcestershire*



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*Seamlessly combining its' charming rustic character with all the modern requirements of a comfortable 21st-century life, Priory Barn is a superb two-storey barn conversion sitting in semi-rural tranquillity on the edge of Malvern.*







Nestled within the small village of Newland, on a quiet no through lane just off the A449 between Malvern and Worcester, this thoughtfully converted country home extends to more than 4,000 sq ft of light, bright and flexible space – it’s just perfect for a family with extensive, mostly open-plan living on the ground floor spanning 56ft in total, four good-sized bedrooms and two bathrooms, and approaching half-an-acre of beautifully designed and tended gardens.

The period features of this fabulous attached

brick-and-timber barn conversion have been carefully preserved - the mighty original shutter-style doors framing the double-height glass of the entrance hall, on both sides, are particularly striking.

Heritage, fixtures, fittings and décor merge harmoniously in this warm and welcoming home and the copious use of mellow wood in roof beams, struts and wall cladding, interior doors and flooring boosts the relaxed ambience. There’s oil-fired central heating.





In walled seclusion and meticulously maintained, the gardens of Priory Barn are a veritable sun-trap and feature everything from manicured lawns, patios and well-stocked borders to raised vegetable boxes, a rose garden, pretty arbour and a variety of trees and greenery. This stunning outdoor space is perfect for every kind of activity from children kicking balls to family barbecues or entertaining.

Also in the grounds, a possible improvement opportunity presents itself in a brick-built studio with WC which is attached to the garage and workshop – subject to the relevant planning consents, this could easily be converted into a home office or ‘granny’ annexe. Surrounded by the picturesque countryside of the Malverns, it might also possibly lend itself as an AirBnB-style holiday let.

And this is a dream location as regards commutability with two mainline railway stations within minutes and junction 7 of the M5 just outside Worcester.

Priory Barn is a stand-out property, and we’re sure you’d like to learn more about it . . .



*Loads of Luxurious Space*







A shared driveway leads from Monksfield Lane to the wrought iron gates of Priory Barn and these swing open onto a private gravelled driveway and plenty of parking space for multiple cars.

The front door is surrounded by double-height glass and opens into the impressively light and airy 12x12ft entrance hall which features identical glazing and a door to the back garden on the opposite wall. With beamed ceilings, engineered wood underfoot and an elegant white staircase sweeping up to the first floor, the entrance is neatly delineated from the carpeted sitting room and dining room which flow open-plan to the right and left respectively, creating a modern and comfortable hub to the home.

There's plenty of space to relax in the 18x28ft sitting room, which becomes a warm and cosy haven in the winter with the Living Flame gas fire alight. It's inset into a feature brick wall with attractive exposed timbers, tiled hearth and alcove shelving. Whether watching TV, reading a book or just enjoying a well-earned after-work G&T, it's a lovely double-aspect room.

On the other side of the entrance hall, the dining room is also generously large and perfect for entertaining, for informal suppers or candlelit dinners, handily adjacent to the kitchen/breakfast room. Further roof beams and wall timbers add period refinement.

At around 17ft square, the adjoining kitchen is sure to be the beating heart of everyday life with a big central island and bar stools for quick breakfasts or for the children to do their homework while the cook gets busy at the Rangemaster stove with ceramic hob. There's a cosy farmhouse feel and lots of storage in the white cabinetry with granite worktops while a wall of windows above the Belfast sink overlooks the rose garden – pretty as a picture in the summer.

The adjoining utility room is super-sized and fitted with plumbing for washing machine, dryer and so on – plus it has doors to the driveway and the garden, extremely useful for discarding muddy boots and towelling down damp dogs after countryside rambles. A cloakroom with WC is tucked in the corner.





## And so to Bed...

From the entrance hall the stairs rise to the beautiful vaulted landing, glazed on both sides and used by the current owners as a study area. It forks to the left and right, offering further attractive and useful space. A Juliet balcony to the right is an additional feature.

Enjoying westerly views to the Malvern hills from another Juliet balcony, the vaulted ceiling of the principal bedroom and the enviable amount of space (20x18ft) can't fail to impress. It's a grown-up haven of peace, perfect for some 'me' time and restful sleep.

It's complete with an en-suite bathroom and a big walk-in airing cupboard that provides valuable storage space.

There are three further generously proportioned bedrooms, one with a small en-suite shower room, plus a lovely family bathroom with both bath tub and shower cubicle.











## *Glorious Gardens*

The gardens of Priory Barn are the epitomy of 'glorious', a sweeping panorama of sheer loveliness with something to view, enjoy and potter around throughout the year. To the rear of the entrance hall the garden faces south-east and there's a huge expanse of lawn bordered by paving next to the house and raised flower borders on the remaining three sides, all enclosed by brick walls so it's quiet and completely safe for children to play.

Walking round to the front of the barn and past the double car port with adjoining garden workshop and the previously mentioned studio with WC and verandah, accesses the remainder of this stunning garden and features another big lawn, raised vegetable boxes and a vine and rose-entwined arbour – a beautiful shady spot for sundowners or al fresco suppers.

This life-enhancing garden has various spots to make the most of the sunshine at different times of the day and is a particularly enviable feature of the great outdoors at Priory Barn.





## Round and About

Walking, cycling and riding the spectacular landscape of the Malvern hills – an Area of Outstanding Natural Beauty – is a pleasure and there’s endless footpaths and countryside to explore. Priory Barn is close to Newland Common and the popular Swan Inn pub – perfect for walking the dog followed up by a drink and a meal.

Shopping options are numerous with nearby Malvern Shopping Park offering a Morrison’s supermarket, Marks & Spencer, Next, Boots and more. Waitrose is located ten minutes away in Great Malvern where the town centre plays host to a wide range of independent boutiques, restaurants, pubs, coffee shops and the renowned Malvern Theatre.

Malvern is the home of the Morgan Motor Co and a visit to their experience centre to learn more about these luxe sports cars is a treat all ages will enjoy. The Three Counties Showground always has something going on, from agricultural shows to food festivals. Also near, the Malvern Spa Hotel is a luxury spot for a little pampering.

Education is always a priority for families and some of the country’s finest state and independent schools are found in Malvern and Worcester. The nearest primary schools, Leigh & Bransford and Powick CE, are both just over a mile from Priory Barn and both Ofsted-rated ‘outstanding’ while the local secondary schools are Dyson Perrins Academy and The Chase, both rated ‘good’. Excellent private schools include Malvern St James and Malvern College while, in Worcester, there’s The King’s School and the Royal Grammar School.

Superb road and rail links are a big plus when choosing to put down roots, making Malvern a front runner! Great Malvern and Malvern Link train stations are only a few minutes away with direct links to Worcester (10 minutes), Birmingham (1 hour) and London Paddington (2 hours 15 mins). Gloucester, Cheltenham, Stratford-upon-Avon, Broadway, Bristol, Cardiff and Birmingham are all readily accessible from the M5.







## Where To Go When You Need...



**Milk:** Morrisons and the M&S Food Hall are a two-minute drive away at the Malvern Link Retail Park.



**Weekly Shop:** The Waitrose in Great Malvern is just ten minutes away. Worcester (6 miles) hosts all the big supermarkets – Tesco Superstore (St Peters), Sainsburys Superstore (St Johns) and Waitrose (located on London Road).



**Dinner/Drinks:** Within a few minutes of Priory Barn is The Swan at Newland, which serves an excellent Sunday Lunch. It's sister pub The Nags' Head in Malvern sells an excellent range of Ales. For fine dining we particularly like the Cottage in The Wood in Great Malvern. For Indian food Anupam on Church Street is excellent. There are many great country pubs within a short drive such as The Inn at Welland and The Swan Inn at Hanley Swan.



**Gym:** Gyms within a couple of miles include Anytime Fitness on the Malvern Retail Park and the Clarence Park Health Suite. The Malvern Spa Hotel has a fitness and gym alongside the spa facility.



**Golf/Tennis:** For Golf and Tennis there is the Boughton Golf and Country Club. The Bransford Golf Club (3.5 miles) has the Malvern Hills as its backdrop. There are many outstanding courses nearby, all set in the beautiful surroundings of West Worcestershire.



**Walks:** For walks you are spoilt for choice with The Malverns in an Area of Outstanding Natural Beauty. With car parks available in Great Malvern a hike over the Malvern Hills, part of the Worcestershire Way (Malvern to Bewdley), affords the most wonderful views to Wales and East across the Vale of Evesham. There are many footpaths near Priory Barn that lead through fields and orchards.



**Schools:** For primary schools, Leigh & Bransford and Powick CE, are both nearby and Ofsted-rated 'outstanding' while the local secondary schools are Dyson Perrins Academy and The Chase, both rated 'good'. In the private sector preparatory schools nearby include The Downs in Malvern and The Elms at Colwall. For secondary schools in the private sector there are Malvern St James for Girls and Malvern College. Worcester is home to The King's School Worcester and The Royal Grammar School.



# The Finer Details

**Square Footage:**

4023 sq.ft

**Postcode:**

WR13 5BB

**Local Authority:**

Malvern Hills District Council

**Council Tax Band:**

G

**Central Heating:**

Oil

**Distances:**

Malvern – 1.5 Miles

Worcester – 5 Miles

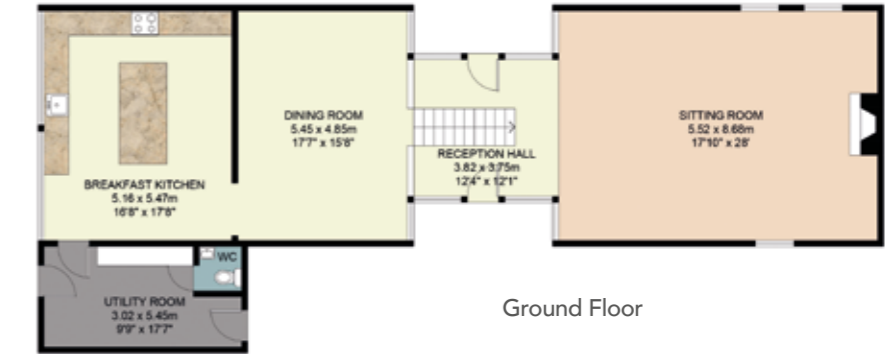
M5 Junction 7 – 5 Miles

Ledbury – 11 Miles

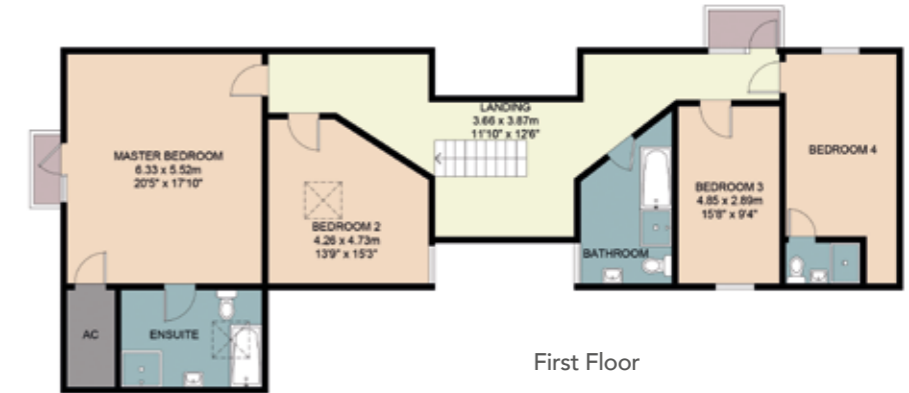
Approx. Ground Floor Area: 2475 sq.ft / 230 sq.m

Approx. First Floor Area: 1548 sq.ft / 143.8 sq.m

Approx. Total Floor Area: 4023 sq.ft / 373.8 sq.m



Ground Floor



First Floor

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STOWHILL ESTATES

**What Three Words:** ///throw.overtime.ushering