



Goose Barn, Hunt House Barns, Frith Common

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## Goose Barn, 3 Hunt House Barns, Frith Common, Eardiston, Tenbury Wells, Worcestershire, WR15 8JY

A beautifully situated detached listed barn with remarkable views over the Teme Valley.

- Fabulous family accommodation with striking rooms.
- Reception hall, cloakroom, large sitting room, stunning family kitchen, utility space.
- Four double bedrooms (huge master bedroom), ensuite shower room, family bathroom.
- Garage, parking, enclosed courtyard, lawned gardens.
- Good sized paddock with hard standing.

In all about 0.857 Acres.

### Situation

Goose Barn occupies a truly outstanding position approached over a long private driveway via a country lane. It forms part of a small bespoke courtyard development of 5 barn conversions carried out approximately 20 years by a local developer.

Some useful local facilities are favourable in the nearby local village of Clows Top with a post office/general store and a butchers. More comprehensive are available in the nearby historic towns of Bewdley and Tenbury Wells.

The property lies within a short driving distance of the beautiful Wyre Forest with provides many rewarding walks and biking opportunities.

### Description

Goose Barn is a very desirable Grade 2 listed conversion which is double glazed. The accommodation is in first class order throughout and has many outstanding features. The character accommodation is enhanced by a number of exposed timbers and brickwork.

The house is approached via a good-sized reception hall with flagstone floor, exposed curved brick wall and ceiling spotlighting. There is a well appointed contemporary cloakroom off.

The large sitting room is a wonderful room. It commands some fabulous views and has a full height brick open fireplace with wood burning stove and door leading to an enclosed courtyard.

An impressive feature of Goose Barn is a stunning large family/dining kitchen. This includes an extensive range of wall and floor mounted cabinets with central island unit with a wine cooler, Neff dishwasher and Silestone work surfaces. There is an electric Range cooker with an extractor over in brick surround, exposed timbered ceiling and floorboards, stable door and fitted AEG American style fridge freezer and cabinet.

Utility area off with similar cabinets and work surfaces, plumbing with automatic washing machine, oil fired central heating boiler.

The stairs case gives rise to the first floor with a long landing, airing cupboard and a desk area. There are four excellent double bedrooms including the striking master bedroom with its range of Hammond wardrobe, cupboards and furniture, central island unit and wonderful views. Well appointed shower room off with large tiled shower cubicle with twin shower units.

The three other double bedrooms have Hammond wardrobe cupboards and two have exposed timber frames. There is a family bathroom with white suite including a roll top bath.

### Outside

As mentioned, previously in the particulars the property is approached by a gravel driveway which has recently been relayed. There is a central communal area and single garage (presently used as a gym). There are 2 car parking spaces. The development has visitor car parking as well.

Enclosed courtyard with door to exterior, composite decking and well positioned hot tub.

Pleasant lawned fore garden with plants/shrubs and patio area.

On the other side of the drive is good sized paddock enclosed by post and rail fencing with gravel hardstanding area and a timber deck providing a pleasant entertaining area.

### GENERAL INFORMATION

#### Services

Mains electricity and water. Private shared drainage. Oil fired central heating.

#### Local Authority

Malvern Hills District Council

#### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

#### Viewing

Via the Sole Agent's Great Witley Office  
Tel: 01299 896968.

#### Directions

What3Words: ///secrets.straw.thrashing



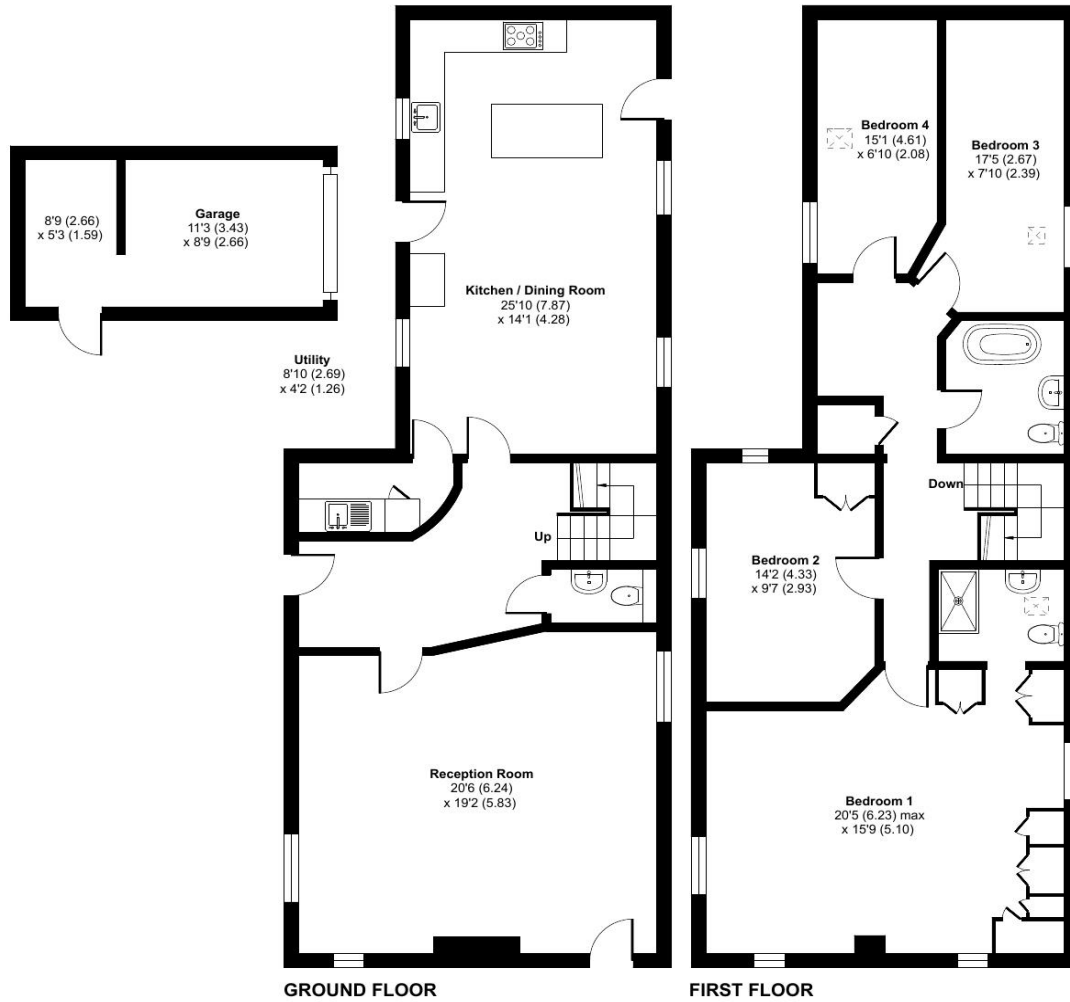
# Hunt House Farm, Frith Common, Eardiston, Tenbury Wells, WR15

Approximate Area = 1926 sq ft / 178.9 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 2074 sq ft / 192.6 sq m

For identification only - Not to scale





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