



Wulstans Barn, Shrawley, Worcestershire

G HERBERT
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EST. 1898

Wulstans Barn, Shrawley, Worcestershire, WR6 6TQ

A delightful county home in a glorious setting with wonderful views over the surrounding farm land.

- Reception hall, large kitchen/dining room, sitting room, bathroom and double bedroom
- First floor master bedroom with ensuite shower room
- Partly converted barn with garage, adjoining studio, two bedrooms and shower room
- As a whole about 2,684sqft
- Expansive gravel driveway, very attractive large gardens and grounds, including a paddock with two pools.
- In all about 3.2 acres

Situation

Wulstans Barn is situated on the edge of the highly favoured and accessible village of Shrawley. It is approached off the village road by a long unmade track of about 1.1 miles. The village of Shrawley has the historic St Mary Church with Norman Nave chancel. Also lying within the village is the New Inn public house and the beautiful Shrawley woods and the village hall.

The neighbouring village of Holt Heath has a post office/stores together with Broomfields Farm Shop and a public house/Indian restaurant. A wider range of local amenities can be found at the nearby picturesque village of Ombersley and the Wyre Forest of Bewdley, Stourport and Kidderminster.

Wulstans Barn lies within the catchment area of the Chantry School at Martley. The property has good motorway access via junctions 5 at Wychbold or 6 & 7

to the north and south of Worcester. Kidderminster, Droitwich Spa and Worcester all have direct rail links to Birmingham and beyond.

Description

This is an incredibly appealing semi detached barn conversion in an extremely attractive position.

The barn is approached by a set of steps and full width timber deck. This leads through to the reception hall with oak floor and integral cupboard. Lying off one end of the reception hall is the striking dining kitchen. This has a splendid vaulted timbered ceiling with exposed timber frame and part tiled and part oak floors. The kitchen provides extensive wall and floor mounted cabinets including a breakfast bar area with granite work surfaces. There is an electric Range cooker with gas hob and extractor hood over. The splendid dining room with exposed brickwork and access to the exterior has superb handmade twin oak doors leading to the sitting room. This room is enhanced by a continuation of the superb vaulted timber ceiling, brick fireplace with woodburning stove and twin oak doors to the exterior.

The ground floor has a double bedroom with an adjacent family bathroom.

The first floor provides a master bedroom with ensuite shower room and a good sized wardrobe cupboard.

Outside

Fronting Wulstans Barn is an expansive gravel driveway. This includes a good sized workshop with power and lighting.

As you approach the property there is a partially converted barn on your right hand side with adjoining useful studio/home office. This presently provides a garage with workshop area and on the first floor two bedrooms together with a shower room. This is very useful additional accommodation.

Charming large gardens and grounds. Side lawn with orchard area planted with fruit trees to include apple,

pear, cherry & plum. Substantial rear lawned gardens and grounds with timber outbuildings and various trees. There is a small section of more mature trees to the rear of the barn.

As previous mentioned a long timber deck adjoining the front of the property, partially covered with a timber framed canopy porch.

Wonderful fenced paddock with two pools.

GENERAL INFORMATION

Energy Performance

Current Rating: 53E

Potential Rating: 91B

Carried out: 16 April 2025

Services

Mains electricity and water. Air source heating. Shared private drainage. The roof mounted solar panels currently produce a return of around £700 to £900 per annum.

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 ///prime.hazy.statement







Shrawley, Worcester, WR6

Approximate Area = 1350 sq ft / 125.4 sq m

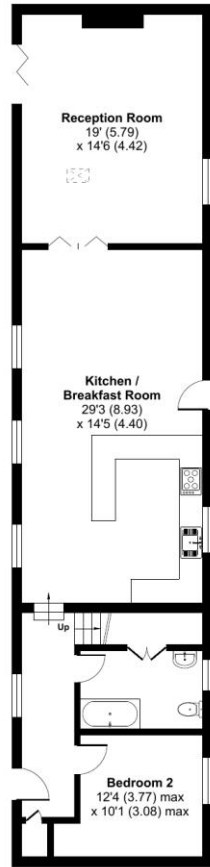
Garage = 828 sq ft / 76.9 sq m

Outbuilding = 506 sq ft / 47 sq m

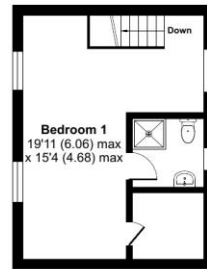
Total = 2684 sq ft / 249.3 sq m

For identification only - Not to scale

Denotes restricted
head height



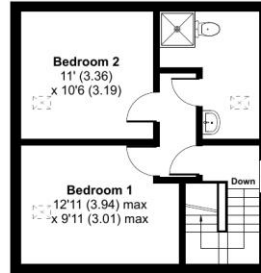
GROUND FLOOR



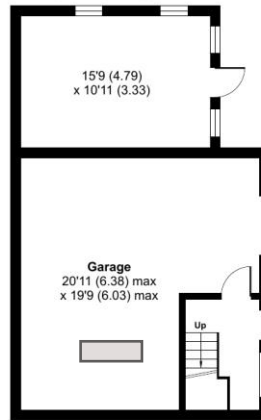
FIRST FLOOR



OUTBUILDING 1



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for G Herbert Banks LLP. REF: 1277222

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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