



Hadley Brook Barn, Hadley, Droitwich Spa

G HERBERT
BANKS

EST. 1898

Hadley Brook Barn Mayhouse Court Hadley Droitwich Spa Worcestershire WR9 0AS

A fabulous semi-detached barn conversion with a good block of land.

A wonderful setting at the end of a no through private road with glorious views.

- Wide reception hall, superb lounge, study/snug, cloakroom, substantial dining kitchen with garden room, utility room.
- Splendid galleried landing, four double bedrooms, en-suite shower room, family bathroom.
- Double garage, gravel vehicle hardstanding. Delightful mature gardens, two paddocks, stabling. In all about 3.7 acres.

Situation

Hadley Brook Barn is situated at the bottom of a long private roadway forming a complex of five barn conversions. The location really does represent the best of both worlds.

The hamlet has the popular Hadley Bowling Green Inn. It lies a short driving distance from the charming and picturesque village of Ombersley. This village provides an extensive range of amenities including a junior school, three public houses, the high-quality Venture In Restaurant, active village hall, doctors and dentist surgeries, the delightful St Andrew's Church built close to the grounds of Ombersley Court and a very popular tennis club with padel facilities.

The popular Spa town of Droitwich is a short driving distance away which provides an extensive range of amenities including both a Waitrose and railway station with direct connections to Worcester and Birmingham.

The Cathedral City of Worcester is about 6 miles distant. This has two railway stations together with Worcester Parkway to the south of the city.

Worcester provides an excellent range of independent and state schools.

There is excellent M5 motorway access via junctions 5 at Wychbold north of Droitwich and 6 at Warndon, just outside of Worcester.

The surrounding unspoilt countryside provides many rewarding walks and opportunities for countryside pursuits.

Description

This charming country house with its fine brick and sandstone elevations forms part of a courtyard of five barns which were converted in 2002. It is a much-loved home by the present vendors who have been there for the last 14 years.

The house provides particularly spacious and well-proportioned accommodation which is double glazed and has LPG central heating. There are many wonderful rooms and a substantial number of exposed timbers.

Hadley Brook Barn is approached by a wide reception hall with full double-glazed windows with decorative glass over and understairs cupboard. There is a cloakroom with white suite.

The substantial lounge has a wood burning stove in sandstone surround, timbered ceiling and twin double-glazed doors to a side terrace. There is a separate study/snug.

A real focal feature of this lovely home is the substantial dining kitchen. This includes glass bricks to the hall, a range of wall and floor mounted cabinets with granite working surfaces, area off with dresser, tiled floor, electric Range cooker with extractor over, Bosch microwave, Bosch dishwasher and timbered ceiling.

Leading directly off the dining kitchen is the fabulous garden room with twin doors to the exterior and a further door giving access to the utility room.

The first floor provides a superb feature galleried landing with exposed A frame and airing cupboard with hot water cylinder. There are four outstanding double bedrooms, two with fitted hanging wardrobe cupboards. The splendid large master bedroom has an ensuite shower room with good sized shower cubicle with twin shower heads.

Separate family bathroom with white suite to include a panelled bath and separate tiled shower cubicle.

Outside

Gravel vehicle hardstanding within the central courtyard with double garage. This has power, lighting and water supply. Expansive rear garden being laid principally to lawn which enjoys quite outstanding views.

Two paddocks, enclosed by post and wire fencing and mixed hedging. The second paddock includes new post and wire fencing. There is water supply to the first paddock.

Situated within the first paddock is an L shaped timber stable block fronted by a concrete apron with power and water supply. Three loose boxes including a mare and foal box together with a tack room.

Visitors parking area. Please note leading off this is a timber bar field gate leading directly to the land off Hadley Brook Barn.

GENERAL INFORMATION

Energy Performance

Current Rating: 49E

Potential Rating: 73C

Carried out: 27th October 2025

Services

Mains electricity and water. Communal private drainage system. LPG central heating within a communal tank (metered supply).

Local Authority

Wychavon District 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

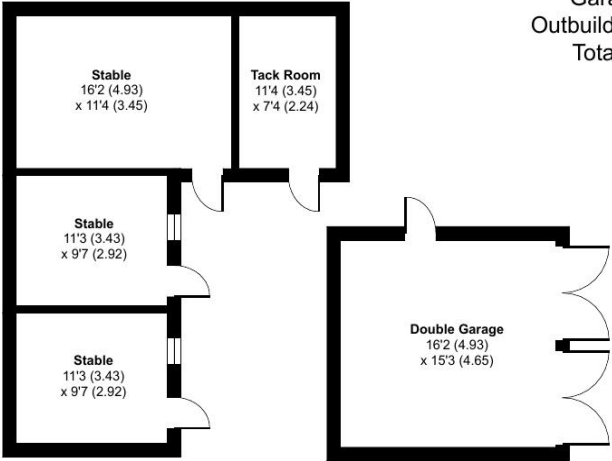
Via the Sole Agent's Great Witley Office

Tel: 01299 896968

What3words ///fortnight.parks.applause

Hadley Brook Barn, Hadley, Droitwich WR9 0AS

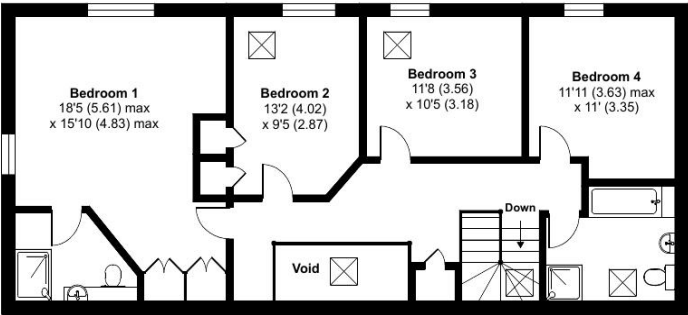
Approximate Area = 2164 sq ft / 201 sq m
Garage = 247 sq ft / 22.9 sq m
Outbuilding = 502 sq ft / 46.6 sq m
Total = 2913 sq ft / 270.6 sq m
For identification only - Not to scale



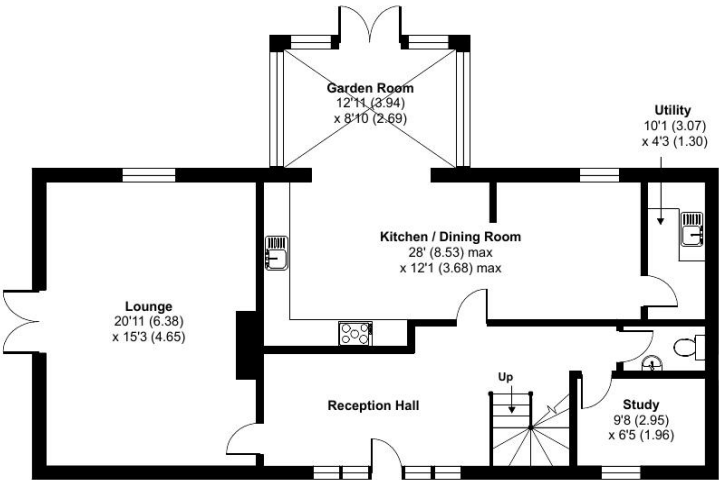
Denotes restricted head height



OUTBUILDING

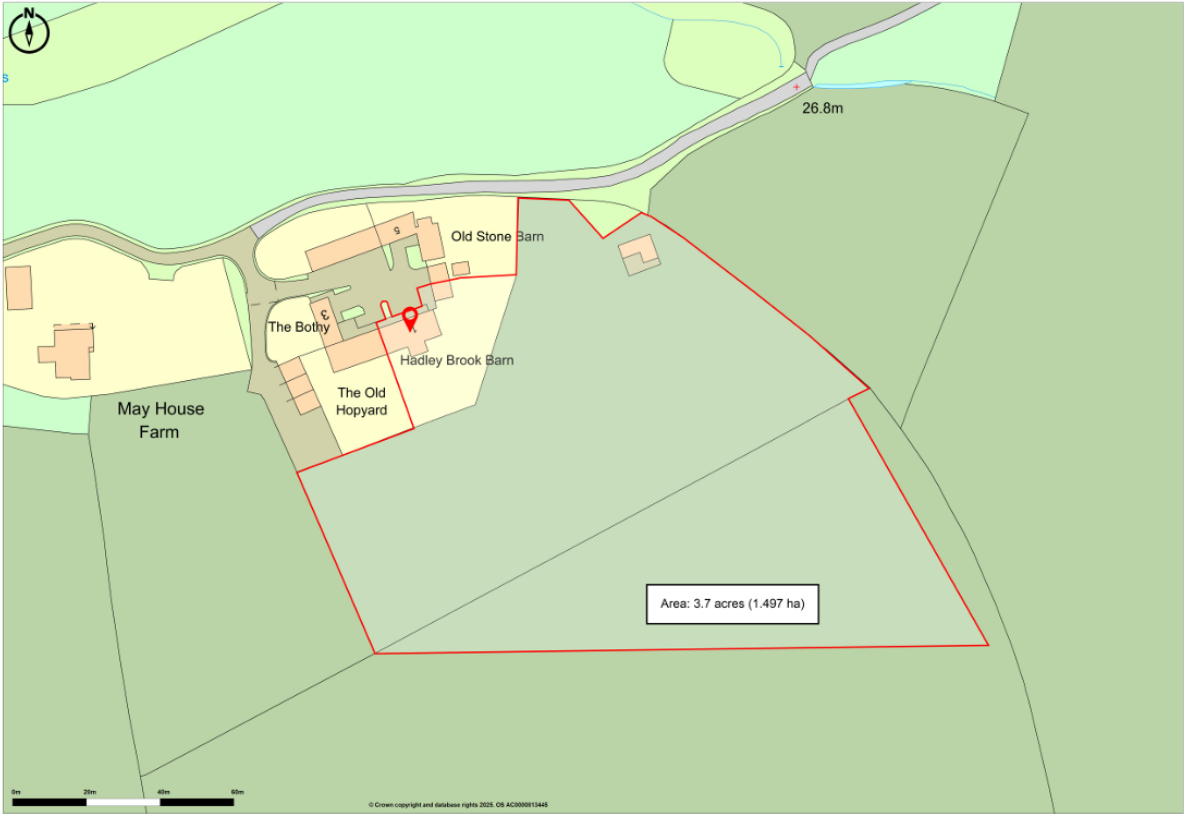


FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Promap
LANDMARK INFORMATION

© Crown copyright and database rights 2025. OS AC9000813445
Printed Scale - 1:1250. Paper Size - A4





G HERBERT BANKS

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

