



HILL BARN
Nafford Bank Farm | Eckington | Worcestershire | WR10 3DH

HUGHES **HS** SEALEY

Welcome to... HILL BARN

Welcome to Hill Barn, a wonderful equestrian property located within the heart of Bredon Hill, offered for sale with no onward chain. Situated within 8.44 acres, this truly special home is a horse owner's dream, with facilities including a stable block comprising three standard-size stables, a foaling stable, a tack room, a hay barn, a rug room, a feed store and an attached workshop. Furthermore, additional facilities include a lorry park, horse walker, 55m x 22m enclosed manage, and around the perimeter of the individually taped paddocks, the current owner has created a canter track, all of which sit surrounded by the wonderful view of Bredon Hill. As a horse owner, Hill Barn really does cater to one's every wish.

Located just outside the highly sought-after village of Eckington, the property enjoys an elevated position with stunning views of Bredon Hill and across to the Malvern Hills. Eckington itself has a village shop, two pubs, hairdressers and a Church of England first school.

The village of Bredon is only four miles away and has a range of facilities, including Bredon Hancocks primary school ('outstanding' Ofsted status), a village shop, two pubs and a doctor's surgery. The attractive towns of Pershore and Tewkesbury provide more comprehensive shopping and restaurants, while Cheltenham, only fifteen miles away, offers superb facilities, racing, festivals and top-level schooling.

Returning to the property, the original barn dates back to the 1800's, yet when the current vendor took possession in 2014, the barn was derelict.

Having undertaken an extensive renovation, we present this stunning five-bedroom detached property that, whilst it could be used as one sole property, due to the way the home has been designed, has the ability to create a property that allows multi-generational cohabitation.

The home at present has been separated to allow for cohabitation, so it currently comprises three elements. The first element is located to the right of the building, within the single-story element.

A front door leads directly into the stunning kitchen/breakfast room, which measures over 13m in length and enjoys plenty of natural light from the glass wall that overlooks the enclosed, private courtyard garden. Within the kitchen are a wealth of fitted units, granite worktops, a central island, a host of integrated appliances and a tiled floor. A door from the kitchen and bi-folding doors from the breakfast area lead onto the private rear garden, which is laid to lawn and features a raised seating area that overlooks the property's paddocks and enjoys views of Bredon Hill in the background.

From the breakfast room, a glass walkway leads to two double bedrooms, both of which enjoy en-suite facilities and French doors giving direct access to the rear garden. Furthermore, the guest bedroom enjoys fitted wardrobes, while the master bedroom benefits from a walk-in wardrobe, dressing room and boot room.

The central part of the home is known as "The Hayloft." Offering accommodation over two floors, this element of the home enjoys plenty of natural light and its own private garden. Internally on the ground floor is a spacious, open-plan living, dining, and kitchen with the living room featuring a log-burning stove inset to the chimney breast. The kitchen has been recently fitted and offers a wealth of units that sit alongside a host of integrated appliances. To the rear of the kitchen, further doors lead to a cloakroom, a separate utility room and the boiler room. "The Hayloft" is of course attached to the single-story element and has been separated by way of a stud wall.

The final element is "The Studio." Located to the far left of the building, the room has a dedicated entrance leading to open-plan ground-floor living, a shower room and a mezzanine bedroom above.



































Explore outside...

HILL BARN

Externally, there are private gardens to the two larger elements of the property, while there is plenty of parking found directly outside the property and to the side where there is a large, gravelled area, allowing parking for three to four vehicles. Regarding the equestrian element of the property, there is a secondary access to this found just along from the house. Pulling into the driveway off the lane, the current owners have set the gate back far enough so that a 7.5-tonne horse truck or car/horsebox is fully off the lane when stationary. Driving through the gate, the driveway continues along past paddocks on both your left and right, the horse walker and stable block, and onto the truck park area.

ADDITIONAL INFO

- Freehold property
- Square footage: 2,761 sq ft
- Acreage: 8.44 Acres
- Services: mains water, electricity and gas. Shared private drainage
- Shared treatment plant and maintenance of shared driveways: £50 per month

KEY FEATURES

- A five-bedroom detached barn conversion sat within private grounds on 8.44 acres
- The perfect equestrian property, the home benefits from a stable block that includes a tack room, hay barn, and rug room/feed store
- Furthermore, there is a 55m x 22m menage, horse walker, canter track and truck park area
- Offering the most amazing views across neighbouring paddocks and onto Bredon Hill
- Returning to the barn, the home benefits from nearly 2,800 square feet of internal space
- Due to the layout of the property, the home can be used by multiple generations
- Internally offering a stunning kitchen/breakfast room, living/dining room, 2nd kitchen and utility room
- Four super bedrooms to the main home, all double rooms, all with en suite facilities
- To the end of the property is a self-contained studio, offering accommodation over two floors
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode into your SatNav system: WR10 3DH.

Upon entering Eckington from Bredon, pass the church on your right and then take the next right-hand turn into New Road. Continue along for approximately 0.5 miles. Please pass the entrance for Nafford Bank Farm and proceed down the hill. Towards the bottom of the hill, the driveway for Hill Barn can be located, signed posted, Hill Barn Lower Drive. Turn into the driveway and proceed up to the property.

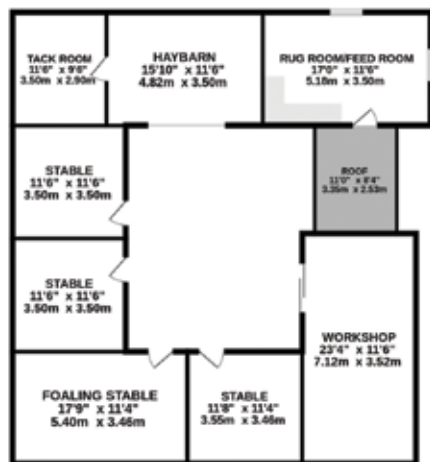








STABLE BLOCK
1352 sq.ft. (125.6 sq.m.) approx.



GROUND FLOOR
2082 sq.ft. (193.4 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.

TOTAL FLOOR AREA : 4097 sq.ft. (380.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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