

FOR  
SALE



The Byre House, Harpley, Clifton-on-Teme, Worcester WR6 6HG

£515,000 - Freehold

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## PROPERTY SUMMARY

This lovely attached barn conversion is quietly located on a small complex within the hamlet of Harpley, close to the larger village of Clifton-on-Teme (1 mile) in the renowned Teme Valley and is well placed for access to the towns of Bromyard (5.5 miles), Tenbury Wells (9.5 miles), Stourport-on-Severn (11 miles) and the cathedral cities of Worcester (13 miles) with the M5 motorway link and Hereford (20 miles).

Clifton-on-Teme has a range of amenities including a village shop/post office, 2 public houses, a church, both nursery and primary schools, a village hall, a cricket pitch, bowling green and tennis courts.

The barn was converted over 30 years ago and during this time has been well maintained. It benefits from double glazing, oil central heating and offers versatile accommodation (including conversion of a former garage) with a wealth of exposed timbers, excellent parking and large lawned gardens.

## POINTS OF INTEREST

- *Attractive barn conversion*
- *Lovely rural location*
- *3 bedrooms*
- *Versatile living space*
- *Large gardens*
- *Ample off-road parking*



## ROOM DESCRIPTIONS

### Canopied Porch

With entrance door through to the

### Entrance Hall

With flag stone flooring, window, radiator and a staircase leading up to the first floor.

### Downstairs Cloakroom

With WC, wash hand basin, tiled floor, radiator, and window.

### Lounge

With a brick inglenook fireplace with gas (LPG) stove, exposed ceiling timbers, radiator, window to the front and 2 windows with deep sills overlooking the rear courtyard.

### Breakfast Area

With radiator, windows to the front, feature leaded glazed window and steps leading down to the

### Kitchen

Fitted with wood effect base and wall mounted units with work surfaces and tiled splash backs, tiled floor, sink, built in electric oven, 4 ring hob with extractor hood over, built in dishwasher, washing machine and tumble drier, a further sink unit with mixer tap, Click space heater and door to the

### Rear Hall

With a tiled floor, a stable door leading to a gravelled courtyard and door to the

### Dining Room/Study

With electric heater, access hatch to the roof space, electric fuse board, window to the front.

### Utility Area

Which houses the oil fired central heating boiler, a central vacuum system and has a tiled floor, space for a fridge/freezer.

### Bedroom 3

With fitted wardrobe, understairs storage cupboard, radiator, 2 windows.

### Half Landing

With a window.

### Bedroom 1

With exposed timbers, radiator, Velux window and door to the

### Ensuite Shower Room

With tiled shower cubicle with electric fitment, wash hand basin, WC, shaver and light point, electric heater and a Velux window.

### First Floor Main Landing

With smoke alarm, access hatch to the roof space and doors to

### Bedroom 2

With exposed timbers, fitted wardrobes, a radiator, window and Velux window to the side.

### Bathroom

With white suite comprising bath, wash hand basin, WC, radiator, airing cupboard with hot water cylinder, window.

### Outside

The property is initially approached via a shared driveway which then leads through a wooden 5 bar gate to a gravelled parking and turning area. The gardens lie predominantly to the front of the property and are mainly laid to lawn and interspersed with a range of ornamental trees, shrubs and flower beds all enclosed by mixed hedging. There is a large garden shed/workshop and an ornamental street light. A gate leads to a shared, covered area beyond which lies a cobbled courtyard and flower bed.

### Services

Mains water and electricity are connected. There is a private drainage system and oil-fired central heating.  
Telephone (subject to transfer regulations).

### Outgoings

Council tax band F - £3,295 payable for 2025/2026  
Water and drainage rates are payable.

### Directions

What3Words - ///calendars.feasts.vocals

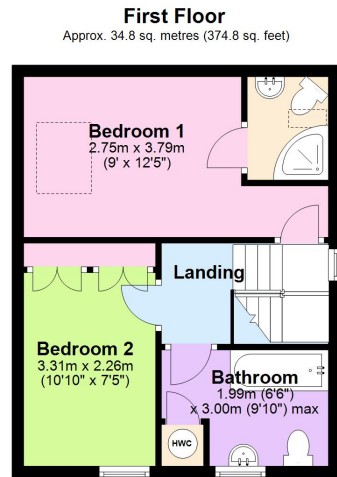
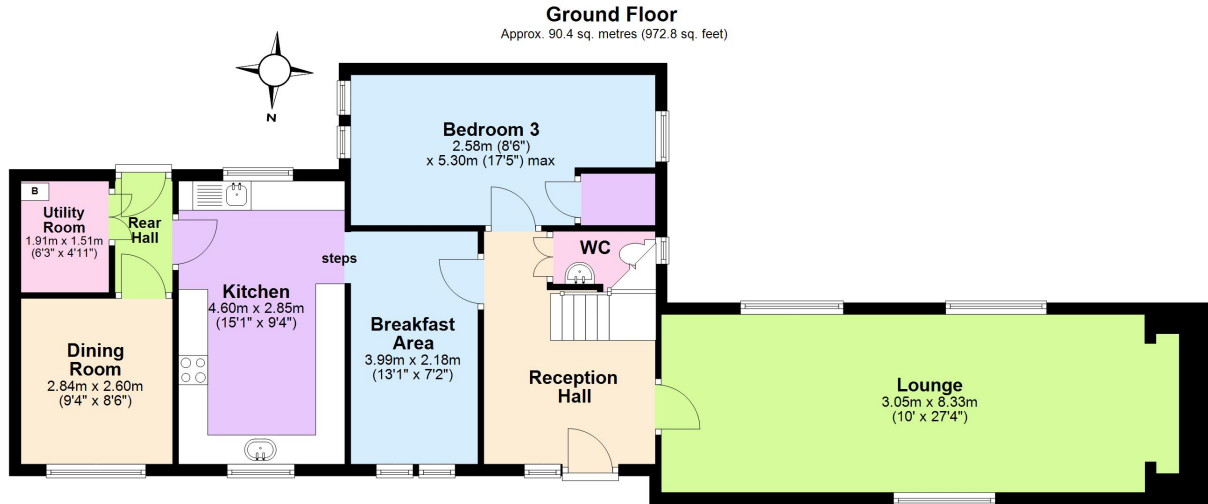
From Bromyard proceed towards Stourport-on-Severn on the B4203 and turn right after approximately 5 miles as signposted to Harpley, continue for nearly a mile and then turn right continuing for 1/2 a mile and then turn left, just past the church into the drive which serves the property.

### Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.  
Opening Hours  
Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



Total area: approx. 125.2 sq. metres (1347.6 sq. feet)  
**The Byre House, Harpley, Worcester**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC