Airedale Barn, Kinnersley, Severn Stoke

Worcester

Guide Price **£1,100,000**

JONES & ASSOCIATES

BESPOKE ESTATE AGENCY

Airedale Barn Kinnersley

- Substantial five bedroom former malthouse offering approximately 4,702 sq ft of highly individual accommodation
- Generous plot of approximately 0.8 acres adjoining open countryside with far-reaching rural views
- Spectacular galleried central living space spanning multiple levels with exposed brickwork, log burning stove and balcony views to Malvern
- Exceptional 40'2" first-floor reception room with bi-fold doors opening onto a balcony with views towards the Malvern Hills
- Five bedrooms and four bathrooms arranged across the first and second floors, with additional reception and study space
- Separate 1,035 sq ft building offering excellent potential for an independent three bedroom annexe, subject to permissions
- Approximately 1,418 sq ft of garaging plus workshops, former cowshed and additional useful outbuildings
- Superb outdoor entertaining areas including elevated deck, paved seating areas and hot tub overlooking the grounds
- Extensive block paved driveway providing exceptional parking and easy access to the garages and outbuildings
- Beautifully converted and extended by the current owners, combining original character with underfloor heating throughout

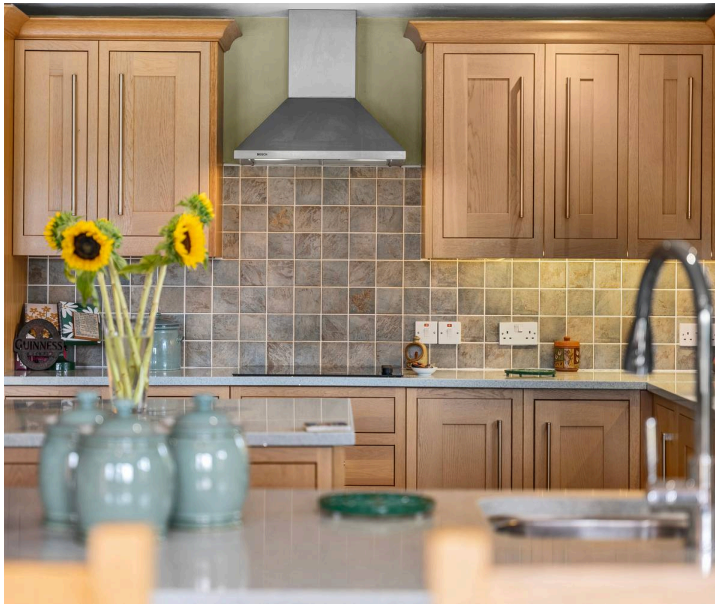
A substantial and highly individual five bedroom detached former malthouse, occupying a generous plot of approximately 0.8 acres in the rural hamlet of Kinnersley. Beautifully converted and extended by the current owners, the property offers approximately 4,702 sq ft of main accommodation, together with a separate three bedroom annexe, extensive garaging, workshops and outbuildings, creating an exceptionally versatile home in a wonderful Worcestershire countryside setting.

When the current owners purchased Airedale Barn around 20 years ago, the building had been abandoned and required complete renovation. What followed was an extensive programme of conversion, renovation and extension, resulting in the impressive home seen today. The character of the original building has been retained wherever possible, with exposed brickwork, substantial proportions and the scale associated with its former agricultural use complemented by comfortable modern living accommodation.

One of the defining features of the house is its impressive galleried central area, where the accommodation opens through the different levels of the building and a log burning stove provides a natural focal point. This gives the interior a tremendous sense of height and character and helps connect the three floors of accommodation.

On the ground floor, the kitchen and dining room provide a generous everyday living space, with fitted appliances including an oven, hob and microwave, alongside space for freestanding appliances. A separate utility room provides additional practicality.

There are two separate reception rooms, allowing plenty of flexibility for both everyday family life and entertaining, together with a substantial games room. The ground floor also includes a cloakroom and further useful ancillary space.



The first and second floors provide five bedrooms and four bathrooms, alongside additional reception and study space. A particular highlight of the first floor is the exceptional 40'2" x 16'1" reception room, a wonderfully proportioned space with exposed timber beams and an attractive brick fireplace adding warmth and character. Its impressive dimensions allow for several distinct seating and entertaining areas, while wide bi-fold doors open almost the full width of the room onto a generous elevated balcony, framing stunning, far-reaching views across the surrounding countryside towards the Malvern Hills. Underfloor heating extends across all three floors, with the property served by oil fired central heating.

Externally, Airedale Barn is particularly impressive. The house sits within approximately 0.8 acres, with extensive grounds surrounding the property and open countryside beyond. Large areas of block paved driveway provide an exceptional amount of parking and access to the various garages and outbuildings.

To the rear of the house is a substantial outdoor entertaining area, incorporating paved seating areas, a hot tub and an elevated deck accessed directly from the main accommodation. The deck enjoys views across the grounds and surrounding countryside, providing a particularly attractive setting for outdoor dining and entertaining.

A particular feature of the property is the separate building within the grounds, which extends to approximately 1,035 sq ft and provides multiple rooms offering considerable versatility. Some of these rooms could potentially be converted to create a kitchen and shower room, allowing the building to form a fully independent annexe, subject to obtaining the necessary planning and legal permissions. It could be ideal for extended family, dependent relatives, guests, home working or a variety of other ancillary uses.

There is also approximately 1,418 sq ft of garaging, in addition to workshop space, a former cowshed and further useful outbuildings. Combined with the extensive driveway and grounds, these buildings make the property particularly appealing to anyone requiring significant storage, garaging or space for hobbies and projects.

The gardens and grounds are predominantly open, creating a real feeling of space around the house. Established boundaries provide definition and privacy, while the property's position adjoining open farmland reinforces its rural character. Far reaching countryside views can be enjoyed from various parts of the grounds and from the upper levels of the property.

The combination of the main residence, independent annexe, extensive garaging and workshops, approximately 0.8 acre plot and rural surroundings makes Airedale Barn a unique proposition, particularly for buyers looking for substantial and adaptable accommodation rather than simply a conventional family home.

Local Area

Kinnersley is a small rural hamlet within the parish of Severn Stoke, surrounded by attractive Worcestershire countryside, open farmland and mature trees. The peaceful setting makes it particularly appealing to those looking for a more rural way of life, while remaining conveniently placed for Worcester and the surrounding towns and villages.

Nearby Severn Stoke lies along the A38, providing straightforward road connections north towards Worcester and south towards Upton upon Severn and Tewkesbury, together with onward access to the M5 motorway for travel further afield.

Everyday amenities can be found throughout the surrounding villages, while Worcester, Upton upon Severn and Malvern provide a much wider choice of supermarkets, independent shops, cafés, restaurants, healthcare, leisure facilities and other services.

The surrounding countryside and wider Severn Valley are a particular attraction, offering plenty of opportunities for walking, cycling and enjoying the outdoors. The Malvern Hills are also within convenient travelling distance, providing some of the area's best-known countryside and walking routes.

Tenure: FREEHOLD

EPC Rating: C

Local District Council: Wychavon

Council Tax band: G

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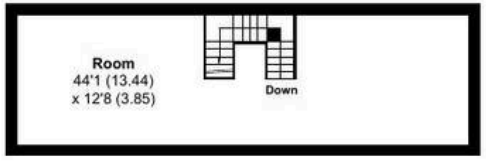
Airedale Barn, Kinnersley, Severn Stoke, Worcester, WR8

Approximate Area = 4702 sq ft / 436.8 sq m (excludes void)
Limited Use Area(s) = 66 sq ft / 6.1 sq m
Garages = 1418 sq ft / 131.7 sq m
Annexe = 1035 sq ft / 96.2 sq m
Total = 7221 sq ft / 670.8 sq m

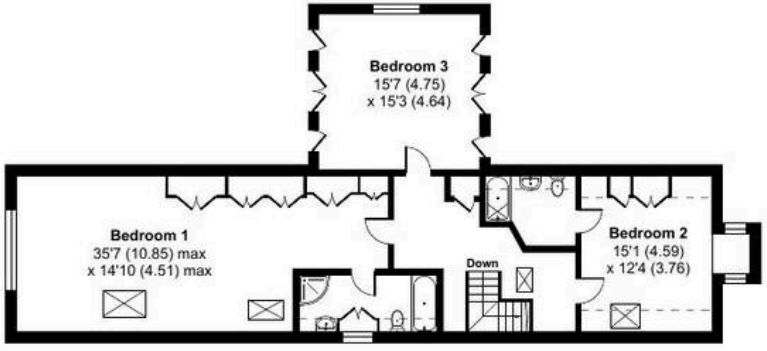
For identification only - Not to scale

Denotes restricted head height



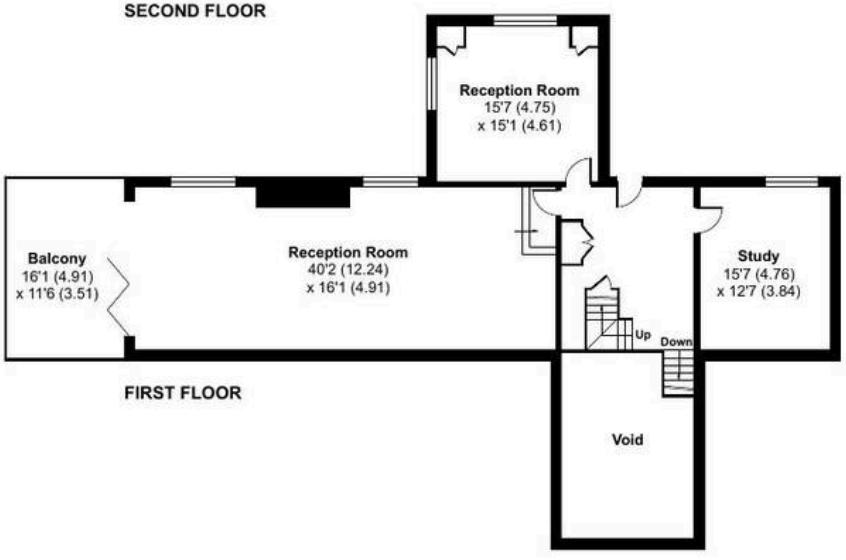
POTENTIAL ANNEX FIRST FLOOR

POTENTIAL ANNEX GROUND FLOOR



SECOND FLOOR

GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Jason Jones & Associates. REF: 1496433

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