



The Coach House, Far Forest, Worcestershire

G HERBERT
BANKS

EST. 1898

The Coach House
Kinlet Road
Far Forest
Kidderminster
Worcestershire
DY14 9UA

An attractive and refurbished former Coach House set in an idyllic location.

Entrance Hall, Living Room, Snug/Dining Room, Kitchen, Downstairs Bathroom.

3 Bedrooms and En-suite Shower Room to Master.

In all about 1135 sq.ft

Gated Driveway, Splendid Wrap Around Gardens, Large Timber Outbuilding.

NO ONWARD CHAIN.

As a whole about 0.21 of an acre.

Situation

The Coach House lies within walking distance of the popular village of Far Forest which is situated on the Worcester/Shropshire borders. The village has some useful amenities including a junior school, post office/store and village pub, The Plough with its renowned carvery.

Far Forest lies approximately 3 miles from the popular market town of Cleobury Mortimer with both junior and senior schools. It is also very accessible for the charming riverside town of Bewdley, Tenbury Wells, Ludlow and Kidderminster

The beautiful Wyre Forest with its many walking and riding opportunities lies a short driving distance away.

Kidderminster has direct rail links to Birmingham, Worcester and London. Ludlow has links to Manchester, Cardiff and South Wales. There is M5 motorway access via junctions 5 at Wychbold and 6 & 7 to the north and south of Worcester.

The independent educational sector is well catered for with Moorpark School to the south of Ludlow together with RGS Worcester and Kings School, Hereford Cathedral School, Shrewsbury School and more locally Heathfield School at Wolverley

Description

The Coach House is a very special property which was converted around the year 2000, benefitting from having lots of character throughout including exposed beams and brickwork. The property is currently being utilised as a holiday cottage, prior to this the current Vendor enjoyed many years living at the property.

Approached into an entrance hall with stairs rising to the first floor, doors lead off to the living room and kitchen. The kitchen has slate flooring with a good range of wall and floor mounted fitted cabinets, working surfaces over and Bosch oven. There are a range of integrated Whirlpool appliances including 50/50 Fridge Freezer, electric hob with extractor hood over and dishwasher. There is a stable door which leads out to the side of the property,

The good-sized dual aspect lounge has two sets of French doors which open out to the garden. There is a feature fireplace with wood burning stove. Off this lounge is a useful snug/dining area. This room also has a set of French doors and a secondary log burner.

The downstairs bathroom has a bath with rainfall shower over, W.C, heated towel rail and vanity sink unit.

To the first floor is a central landing with feature round glass window. There are 3 bedrooms, 2 of which are double and 1 single.

The master room has full width low level fitted cupboards, bespoke feature glazed brick wall and en-suite shower room with shower cubicle, small sink, heated towel rail and W.C.

Outside

Approached through timber gates onto a good-sized stone driveway. The property has gardens to both sides and rear. Mainly laid to lawn with small decking area and stone patio which is perfect for entertaining. The property offers lots of privacy with high level hedging, mature trees and fencing and is set in around 0.21 of an acre.

The property provides considerable space for potential extension (subject to necessary consents if required).

There is a large timber outbuilding and further shed.

GENERAL INFORMATION

Services

Mains electricity and water. Oil fired central heating with outdoor Worcester Bosch boiler.

Local Authority

Wyre Forest District Council Tel: 01562 732928

EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting www.gov.uk/find-energy-certificate.

The EPC was carried out in August 2015 with a rating 57/D; potential 74/C.

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.

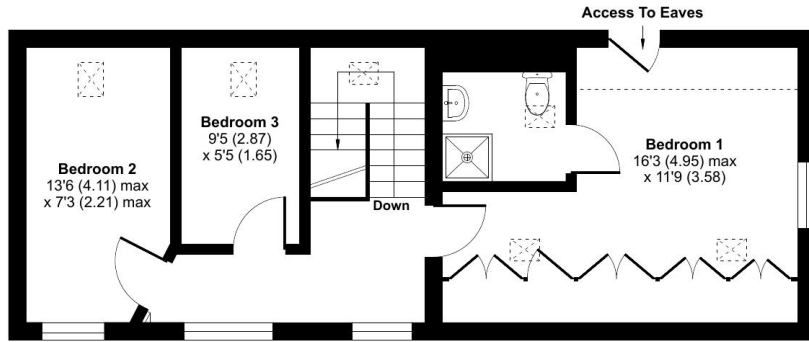
Kinlet Road, Far Forest, Kidderminster, DY14

Approximate Area = 1135 sq ft / 105.4 sq m

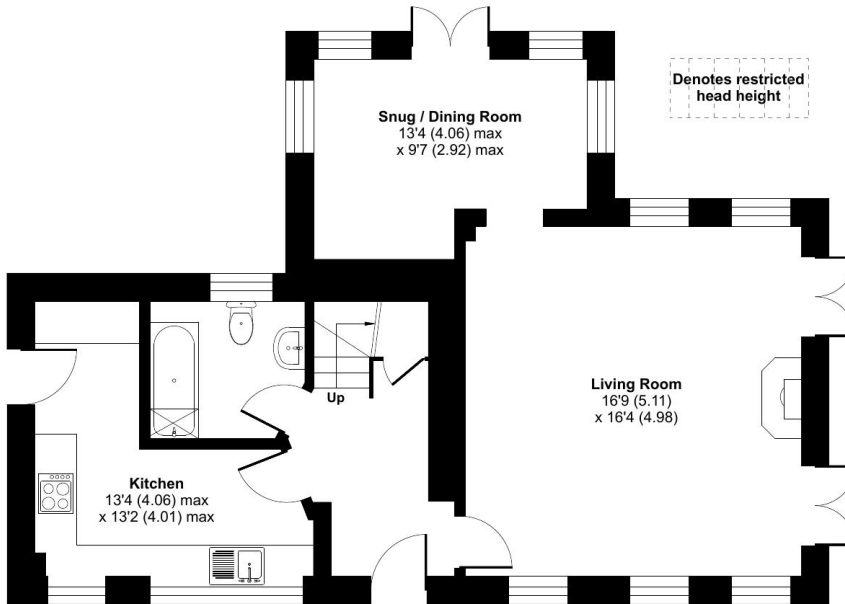
Limited Use Area(s) = 22 sq ft / 2.0 sq m

Total = 1157 sq ft / 107.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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.

