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Persore, Worcestershire
WR10 1AY



Telephone: 01386 555368

ESTATE AGENTS

Farleys Butt,
High Street,
Kemerton,
Gloucestershire.
GL20 7HP

For Sale

Guide Price £485,000



**A CHARMING PERIOD MELLOWED BRICK THREE
BEDROOM EXTENDED COTTAGE WITH USEFUL
OUTBUILDING, DOUBLE GARAGE AND LANDSCAPED
GARDEN SITUATED WITHIN THIS SOUGHT AFTER
BREDON HILL VILLAGE.**

Canopied Entrance, Hallway, Dining Room, Sitting Room, Breakfast Room,
Fitted Kitchen, Bedroom One with En-Suite, Two Further
Bedrooms, Bathroom, Attic Room, Gated Driveway, Double Garage, Outbuilding,
Approx. One Third of an Acre, Gas Central Heating.
Council Tax Band: D, EPC: E (53)

Residential Sales Particulars

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are within six inches tolerance.

Email: residential@bomfordandcoffey.co.uk

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Situation

Farleys Butt was once the old police house and has been in the same ownership for many years and in that time has seen much improvement to the property, the outbuilding and beautifully landscaped gardens which are now seen today. The property has been extended to the rear and the outbuildings now serve as a laundry room, a tool shed and an outside WC. The cottage has secondary double-glazing and timber shutters internally to the front and there is parquet flooring in the dining room giving character with open fireplaces to the sitting room and the dining room. There is fitted kitchen to the rear and a breakfast room/garden room with patio doors opening out to the rear courtyard. Bedroom one comes with timber bedroom furniture and there is en-suite with shower to this bedroom that has a balcony overlooking the rear garden. There are two further bedrooms to the first floor together with a good-sized bathroom with shower over bath and wall mounted gas boiler. Off the landing there is enclosed stairway up to the attic room providing useful storage.

The gravelled driveway leads to ample off-road parking in front of the double garage (Marley style) with a timber garden store connected to the righthand side. This beautiful garden has a feature Ginkgo Biloba tree standing over the alfresco terrace with further features to include the wisteria walk and well positioned sitting areas for the time of day. There is greenhouse and mains water laid on, long beech hedge shading a good-sized vegetable garden the size of a tennis court.

Kemerton being a popular village on the south side of Bredon Hill supports a local public house and educational facilities, village church, a war memorial and local coffee shop. The village gives access to walking over the historic Bredon Hill with its Roman and ancient British fortifications. The village of Bredon is approximately one mile distant where there is village stores and post office, doctors' surgery and river frontage. Tewksbury being approximately three miles where there is access to the M5 junction 9 travelling south and north. There is also a railway station at Ashchurch.

Viewing

BY APPOINTMENT ONLY

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

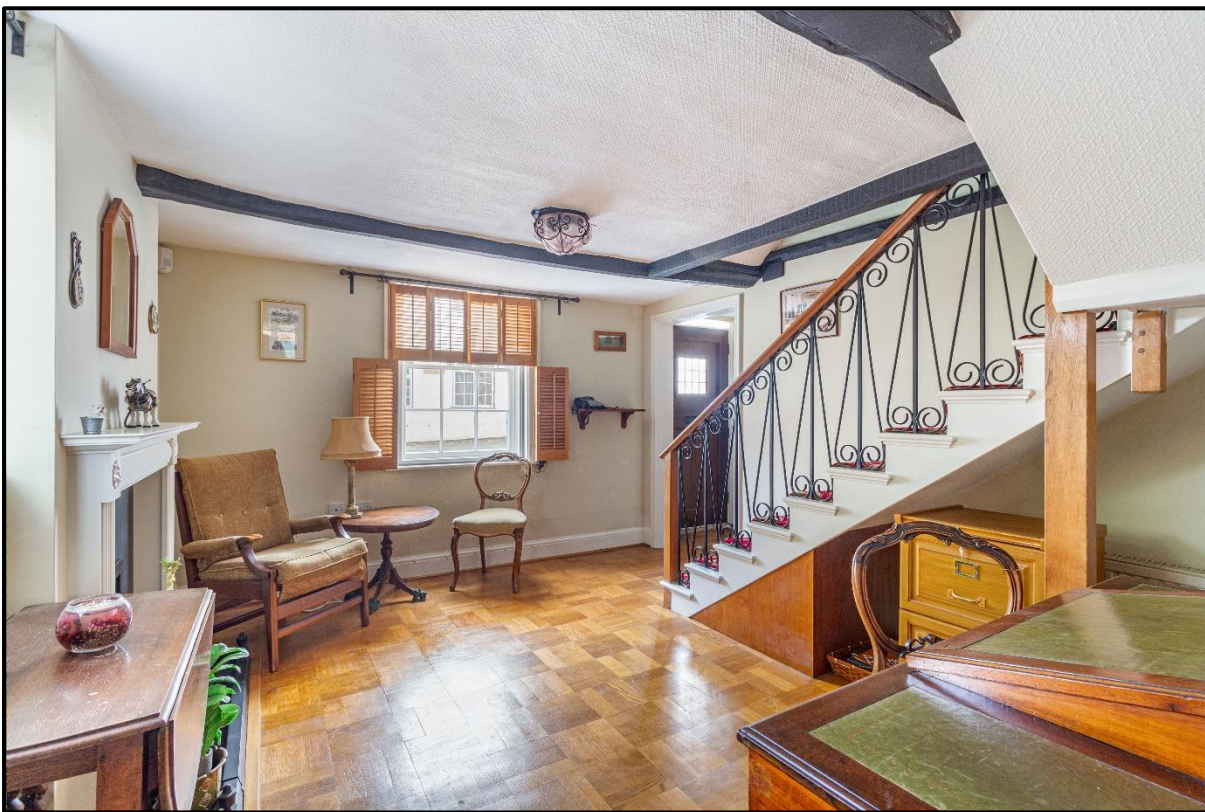
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Property Comprises

Canopied entrance with inset outside light, timber front door with leaded glazed panel, security lock and chain into

Hallway with matwell, parquet floor covering, door chime and wall mounted thermostatic control. Internal front door shutter and inset ceiling light into

Dining Room measuring overall approximately 10'7" x 13'7" (3.23m x 4.14m) with fireplace surround to gas coal-effect fire, mantle shelf and exposed ceiling beams. Front elevation period-style panelled glazed window having secondary double glazing and fitted timber shutters. BT socket, multi socket power points, TV aerial point and wall light points. Side elevation double glazed window with venetian blind. Air vent, ceiling light point and panelled radiator. Stairway leading to first floor and opaque glazed door into



Kitchen measuring overall approximately 13'5" x 10'4" (4.09m x 3.15m) with rear elevation double glazed windows having blinds. Range of fitted kitchen units having worktop surfaces, drawers and storage cupboards under. Built-in dishwasher, one and a half bowl single drainer porcelain sink unit with mixer tap and patterned ceramic tiled surrounds. Pine tongue and groove ceiling with inset ceiling lights. Spotlights and wall mounted storage cupboards. Built-in extractor hood over electric hob. Multi socket power points and BT extension point. Side elevation window with roller blind. Panelled radiator. Dresser-styled worktop with base level built-in freezer and fridge. Wall mounted display cabinets and storage cupboards, upright larder cupboard. Useful cloaks cupboard. Wall mounted plate rack, further useful larder/storage cupboard with 'cold' shelf, power points, ceiling light and shelving. Vegetable storage with wicker rack shelving. Rear elevation half panelled glazed stable door into garden. Pull cord light switch. Further panelled glazed door leads into

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Kitchen



Breakfast Room measuring approximately 8'3" x 9'9" (2.51m x 2.97m) with rear elevation sliding patio door with side panel into garden. Laminated timber-style floor covering, inset ceiling lights and panelled radiator with shelf over. Enclosed consumer unit/meter cupboard. Wall light point. Single step down to



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Sitting Room measuring overall approximately 13'10" x 14'8" (4.22m x 4.47m) maximum with laminated floor covering, chimney breast with alcoves to either side and built-in open fire with exposed stone and stone hearth, timber mantle shelf. Wall light points, exposed timber beam, panelled radiator and front elevation period panelled glazed window with secondary double glazing and wooden louvred shutters. There are glazed double doors from the hallway.



From the dining room there is internal stairway with wrought iron balustrading with timber rail to split level landing.



Bedroom One measuring overall approximately 14'2" x 14'9" (4.32m x 4.5m) with bespoke fitted bedroom furniture comprising of timber bed and bedside tables, bed head shelf with reading lights and multi socket power points. Radio system, wall light points and TV aerial socket. Chimney breast with air vent, further built-in storage drawers and shelving. Wall mirror and co-ordinated fitted wardrobe cupboard. Exposed timber beam, front elevation period style window with louvred shutters, panelled radiator.

Steps up to

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En-Suite Shower Room vanity unit handwash basin with storage cupboard under, shelf and shaver point. Wall light point, dimmer switch and panelled radiator. Rear elevation fully glazed double doors to balcony with wrought iron balustrading. Enclosed low flush WC with Saniflo toilet system. Opaque glazed window with vertical blinds, extractor fan and panelled radiator. Shower cubicle with Mira electric shower with shower head on wall bracket, ceramic tiled surrounds. High level towel rail, ceiling light and pull cord light switch. Rooflight window.



Landing with airing cupboard, lagged hot water tank and immersion heater, power shower pump and timer controls. Wall mounted Drayton central heating timer and pendant light.



Bedroom Two

measuring approximately 10'8" x 10'8" (3.25m x 3.25m) with panelled radiator, telephone extension point and multi socket power points. Front elevation period style panelled glazed window, fitted wardrobe. Space over stairwell, borrowed light panel and pendant light.

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Bedroom Three measuring approximately 6'5" x 10'5" (1.96m x 3.18m) with panelled radiator, rear elevation double glazed window, pendant light and power points.



Bathroom comprising panelled bath with tiled surrounds and plumbed in shower with shower head on wall bracket, support handles. Low flush WC and rear elevation opaque glazed window with roller blind. Glazed shelf, chrome accessories and pedestal handwash basin with tiled splashback. Fitted wall mirror, shaver point and light, panelled radiator. Mirror fronted cabinet and wall mounted gas boiler.



Enclosed stairway with banister rail and gable end window leads up to

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Useful Attic Storage Room with sloping ceilings, header tank and access to eaves storage space, measuring 8'0" x 6'0" (2.44m x 1.83m) to eave height. Ceiling light point.

Outside the Property

To the west gable there is gravelled driveway and wrought iron gates, outside lights and gas meter point. The driveway leads down to

Double Garage (Marley Styled) of concrete panelled construction over concrete base with separate up and over doors having central divide and measuring approximately 16'5" x 16'0" (5.0m x 4.88m) connected to power. There is useful lean-to garden/bin store, coal bunker and metal storage container, mains outside water tap and sensor light.



Outbuilding which is divided into outside WC with light point and small opaque glazed window. Useful brick garden storage with shelving.

Laundry Room measuring approximately 6'2" x 8'5" (1.88m x 2.57m) with rear elevation double glazed window, porcelain Belfast sink with timber drainers and mains cold tap. Electric Aquarius hot water heater and plumbing for automatic washing machine. Wall mounted storage cupboards, ample multi socket power points, useful shelf and worktop surface with drawers under. Quarry tiled floor covering, ceiling light and clothes drying line, cat flap. There are ledge and brace doors to these facilities and outside lantern light.

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From the breakfast room the patio door leads to rear paved sitting area with sun canopy. There is timber side door onto the drive.

Garden and Grounds

From the outbuilding there is paved walkway and lawned areas, specimen shrubs and seasonal flowers to borders, mature trees and interesting sitting areas, the wisteria walk to a twisted Hazel tree. Alfresco terrace with greenhouse and the sentinel Ginkgo tree. The enclosed vegetable patch with its screened beech hedge, soft fruit cage and lawn make up this fascinating garden where time has been spent.



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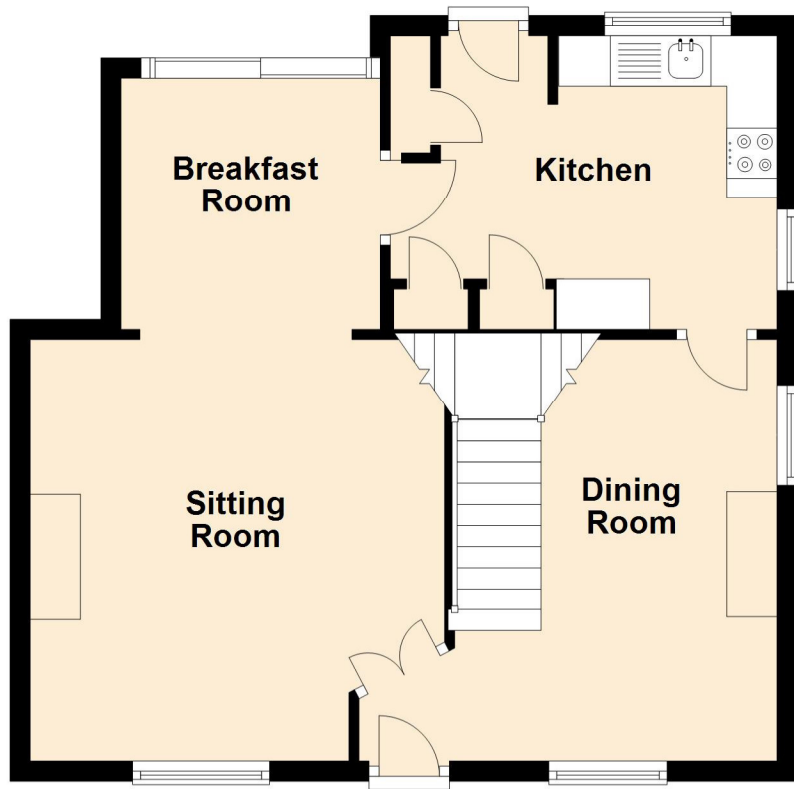
Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

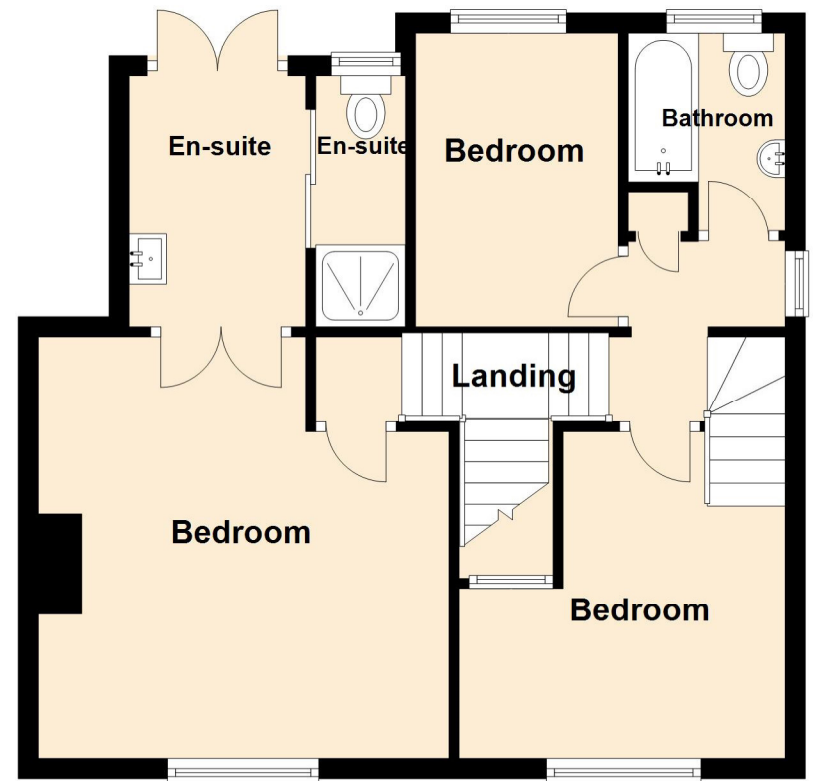
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Persnore
WR10 1PT Telephone 01386 565000

Council Tax: Band D



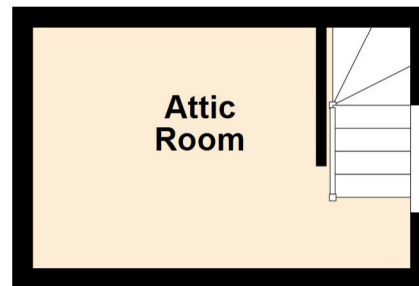
Ground Floor

Approx. 49.7 sq. metres (535.4 sq. feet)



First Floor

Approx. 49.7 sq. metres (535.1 sq. feet)



Top Floor

Approx. 9.0 sq. metres (97.4 sq. feet)

Total area: approx. 108.5 sq. metres (1167.8 sq. feet)