



Homestead, Pensax, Worcestershire

G HERBERT
BANKS

EST. 1898

Homestead
Pensax, Stockton
Worcester
WR6 6XJ

A wonderful Victorian country house with spacious and flexible accommodation.

Lovely rural setting in a much-favoured village in the Chantry school catchment.

Entrance Hall, Reception Hall, Cloakroom, Office, Study/Bedroom 5, Sitting Room/Bedroom 6, Lounge, Dining Room and well fitted Kitchen with Utility.

4 Double Bedrooms, En-suite Bathroom to Master and Family Shower Room.

In all about 2022 sq.ft

Good size parking with attractive mature garden.

Situation

Homestead is situated in a country lane in the desirable northwest Worcestershire village of Pensax which lies on the edge of the Teme Valley. The village has the fine 1832 St James Church and the handsome Pensax Court.

Local amenities can be found in the close by villages of Clows Top, Abberley and Great Witley. Including post offices/general stores, primary schools, a doctors surgery in Great Witley and the highly favoured Chantry secondary school in Martley. There is a bus service to the Chantry School and Lacon Childe School in Cleobury Mortimer.

The surrounding unspoilt countryside provides many rewarding walks and leisure pursuits.

There is a regular rail connection to Birmingham and Worcester from the large Wyre Forest town of Kidderminster and M5 motorway access via junctions 5 at Wychbold and 6 at north Worcester.

Description

This most delightful semi-detached country home has been superbly refurbished and upgraded by the present vendors over the last 13 years. This has included the installation of double glazing, an oil fired central heating system, 2 woodburning stoves, attractive chequered quarry tiled floors to some of the ground floor. The house benefits from an excellent breakfast kitchen and bath/shower rooms. It is important to stress how versatile the family accommodation is with 2 potential ground floor bedrooms if required.

The house is approached from the garden by an entrance hall leading to a reception hall and cloakroom. There is an excellent range of working from home accommodation currently used as a compact home office, study and additional work room / sitting room.

There is an attractive well proportioned lounge with brick fireplace with wood burning stove and separate dining room. This in turn leads to the splendid breakfast kitchen with a range of cabinets, large timber breakfast bar seating up to 6, a Belling range cooker with extractor hood over, stable door to the rear. A superb feature is the combined wood burning stove/log burner in a brick fireplace surround. Useful utility room with cupboard, sink unit and plumbing for washing machine.

The first floor includes a split level landing with 2 cupboards, 4 double bedrooms, an en-suite bathroom to the master and a family shower room.

Outside

Initial tarmac drive with double timber field gates leading to a good-sized gravel parking area with electric vehicle charging point.

The house has an attractive mature garden laid principally to lawn with path, useful range of raised beds and several pleasant entertaining areas. These include a feature circular paved terrace with timber columns and rope. Original period brick paved terrace adjoining the house with small timber deck. Two timber garden sheds.

There is a rear enclosed courtyard with outside boiler, bunded oil tank and log storage. There is access from the kitchen stable-door to the shared driveway at the rear of Pensax Court.

GENERAL INFORMATION

Services

Mains electricity and water. Shared private drainage. Oil fired central heating. Broadband speed 80 Mb/s with fibre broadband to the lane.

Local Authority

Malvern Hills District Council Tel: 01684 862151

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 December 2023 with a rating 43/E; potential 75/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.

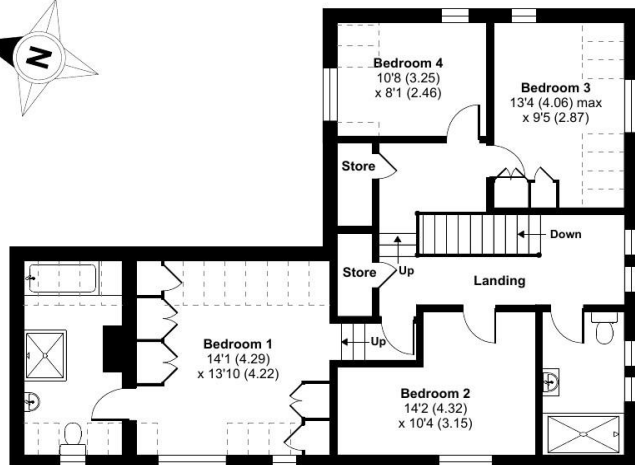
Directions

Proceed through Great Witley taking a right-hand turn onto the B4202 towards Cleobury Mortimer. Pass The Bell on your righthand side and continue for 3/4 mile until you reach a turning on the left signposted Pensax. Proceed down this lane before locating the drive ahead on your left-hand side just before Pensax Court.

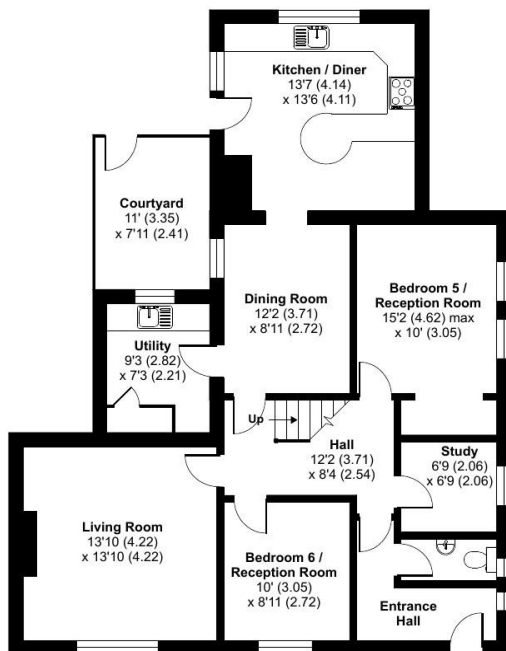
Sales particulars produced December 2023

Approximate Area = 1877 sq ft / 174.4 sq m
 Limited Use Area(s) = 145 sq ft / 13.4 sq m
 Total = 2022 sq ft / 187.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



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