



ESTATE AGENTS

14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368
residential@bomfordandcoffey.co.uk

Lower End Farm House
Bridge Street
Lower Moor
WR10 2PL

For Sale

Price £549,950



A DISTINCTIVE DETACHED FOUR BEDROOM FAMILY HOME HAVING BEEN EXTENDED IN RECENT YEARS SET IN QUIET LOCATION WITH EASY ACCESS TO ALL MAIN CENTRES.

Entrance porch, Reception Hall, Lounge (Wood burner), Dining Room, Fitted Kitchen, Utility Room, Study, Cloakroom, Master Bedroom With En-Suite, Three Further Bedrooms, Family Bathroom, Attic Storage, Front Garden, Rear Courtyard, Useful Timber Store, Gas Central Heating

EPC: D(67) COUNCIL BAND: E

Residential Sales Particulars

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Situation

Lower End is under the bridge at the end of Bridge Street and Lower End Farm House is set on the right hand side with converted farm buildings to the rear and accessed through the original farmyard to hard standing on the gable end of the property. This house was once a farmworker's cottage and now greatly extended into this four-bedroom family home, set in this quiet rural location.

This much improved property retains the charm of a farmhouse with large reception hall having open fireplace, extended dining room to the rear and a good-sized fitted kitchen with Rayburn range cooker, the main lounge has a large fireplace with woodburning stove inset, there is study, cloakroom and utility room on the ground floor. The bedrooms are all good sizes with En-Suite shower room to bedroom one together with a useful walk-in wardrobe/dressing room. There is family bathroom with bath and shower and a boarded loft which is useful storage in the attic room. The property has lawned frontage behind an attractive walled garden and there is a courtyard area to the rear of the property providing an al-fresco area.

Lower Moor is situated off the A44 Evesham to Worcester Road and is a quiet residential village with local public house, with new and old listed properties, there is easy access to the motor way and main centres, it is in the catchment for Pershore educational facilities, there are scenic walks and a footpath will take pedestrians through Pershore wetland reserve to Pershore Town.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex and central car parks. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the south west, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse; Cheltenham with National Hunt Horseracing, the Everyman Theatre and major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main shopping centre.

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

Entrance Porch with pitched roof over timber frame to solid timber front door with leaded glazed panel and security lock into

Reception Hallway measuring approximately 12' x 12'3" (3.65m x 3.74m) with parquet floor covering, front elevation double glazed window. There is panelled radiator, Open Reach BT socket and chimney breast with open fire over stone hearth. Pendant light, power points and TV aerial socket, archway through to



Lounge measuring approximately 12'10" x 19'4" (3.68m x 5.91m) with slate floor covering and front elevation fully glazed double doors with side panels into front garden. Coved ceiling, wall light points and TV aerial point. Multi socket power points and exposed brick fireplace with stone hearth and wood burning stove inset with timber shelf over. Rear elevation double glazed windows, ceiling light point and panelled radiator.



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Extended Dining Room measuring overall approximately 6'3" x 25'3" (1.92m x 7.71m) with inset ceiling lights, rear elevation double glazed windows and high level consumer unit. Double panelled radiator, multi socket power points (plated) and inset ceiling lights.



Open Plan Kitchen measuring approximately 13' x 12'5" (3.96m x 3.81m) with range of fitted kitchen units comprising timber work top surfaces, drawers and storage cupboards under. Base level shelving, electric hob with tiled splash back. Plated multi socket points, single drainer sink unit with taps and storage under. Wall mounted shelving, Rayburn Range gas cooker with hot plate and double oven. Slate floor covering. Space for upright fridge / freezer. Inset ceiling lights, front elevation window, ceiling spotlights and thumb latch door to



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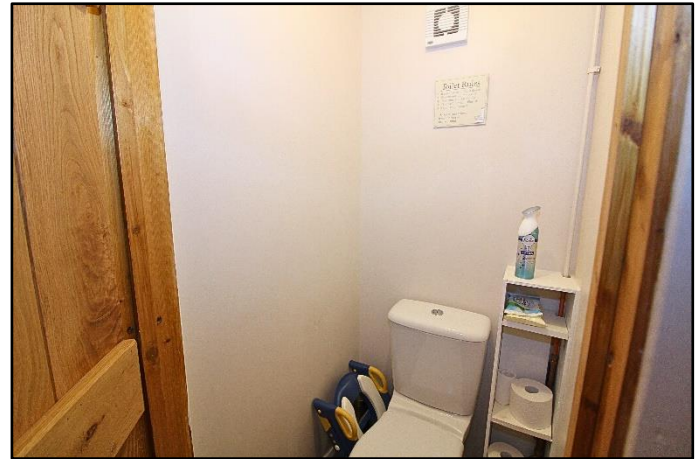
Rear Lobby / Utility Room

measuring approximately 6'1" x 6'3" (1.85m x 1.92m) with rear stable door in oak with leaded glazed panel and security lock. Slate floor covering and Belfast porcelain sink with hot and cold taps. Multi socket power points, extractor fan and ceiling light. Wall mounted storage cupboards and space for stack system upright washing machine / tumble dryer.

Cloak Room with slate floor covering, low flush WC, extractor fan and ceiling light with thumb latch oak door.

Inner Hallway coat hooks on rail and ceiling light leads into

Study measuring approximately 8'4" x 6' (2.56m x 1.82m) with front elevation double glazed window, roller blind and pendant light. Power points and panelled radiator.



Light oak stairway from reception hall leads up to first floor with balustrading and rear elevation double glazed window, pendant light.

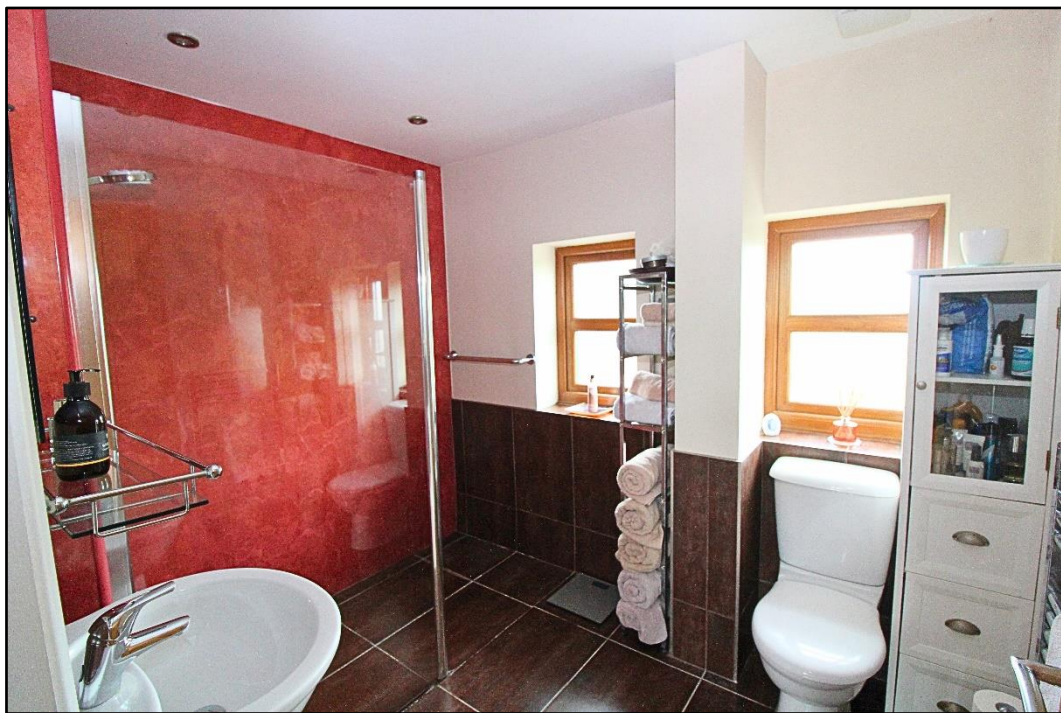


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Bedroom One measuring approximately 12'2" x 12'6" (3.71m x 3.84m) with front elevation double glazed window, panelled radiator, light and power points.



En Suite Shower Room measuring approximately 6'8" x 8'7" (2.07m x 2.65m) with pedestal hand wash basin, mixer tap and ceramic tiled surround. Glazed shelf and mirror over. Inset ceiling lights, extractor fan and low flush WC. Upright chrome radiator / towel rail, rear elevation double glazed window and ceramic tiled floor covering. Walk-in shower with manual control, shower head on wall bracket, chrome towel rail.



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Light oak door into

Walk-in Clothes Room with hanging rails and Velux roof light window. Wall mounted Worcester gas boiler, useful storage. Ceiling light.

Bedroom Two measuring approximately 8'4" x 12'8" (2.56m x 3.90m) with front elevation double glazed windows, panelled radiator and built-in wardrobe cupboards. Light and multi socket power points.



Bedroom Three measuring approximately 12'8" x 8'4" (3.90m x 2.56m) with rear elevation double glazed windows, panelled radiator, built-in wardrobe cupboards and pendant light. Multi socket power points.



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Bedroom Four measuring approximately 7'10" x 10'6" (2.16m x 3.23m) with built-in wardrobe cupboard, front elevation double glazed window, panelled radiator and pendant light. Power point.



Family Bathroom measuring approximately 6'8" x 8'6" (2.07m x 2.62m) with panelled bath, pedestal hand wash basin and low flush WC. Ceramic floor covering, extractor fan and inset ceiling lights. Sliding screen door to shower cubicle with manual control, shower head on wall bracket. Rear elevation opaque double-glazed window, upright towel rail / radiator. Wall mirror and shaver point with light. Aqua board surrounds to bath and shower.



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Off the landing there is loft access with pull down ladder to loft conversion attic being boarded and giving useful storage for family use. There is light and hanging rails, Velux roof light window. The main area measuring approximately 12'9" x 9'3" (3.93m x 2.83m) to eave height with plastered ceiling.

Outside the Property

To the rear there is paved yard, an Al Fresco area, with timber raised borders, pleasant sitting area, outside light, meter point and pedestrian gated access to the driveway.



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To the front of the property there is attractive retaining wall with paved path leading up to the front door. There is lawn and matured borders, an ornamental pear tree buddleia and evergreens. A laurel hedge screens the undercover woodstore area. There is pendant light within the porch. Wrought iron gated access to gravelled driveway to the gable end. There is mains water tap, off road parking and a useful timber workshop connected to light and power, providing good storage with internal measurement of 9'9" x 9 (3.01m x 2.74m). There is outside sensor light and post box.



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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.

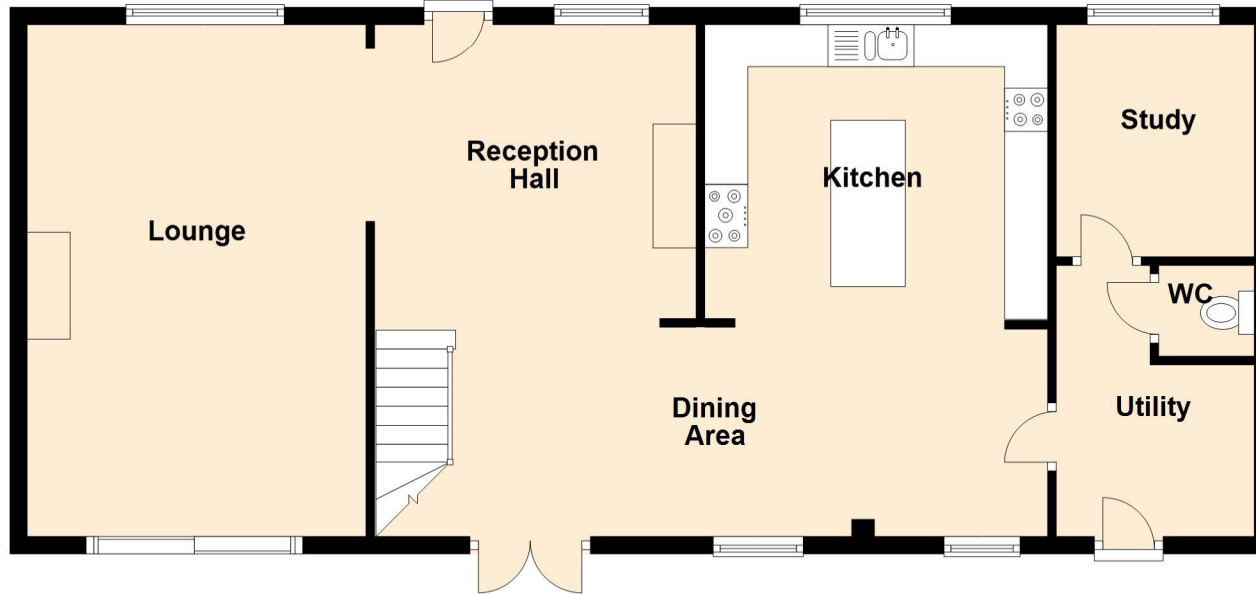
Tenure: The property is freehold

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

Council Tax: **Band E**

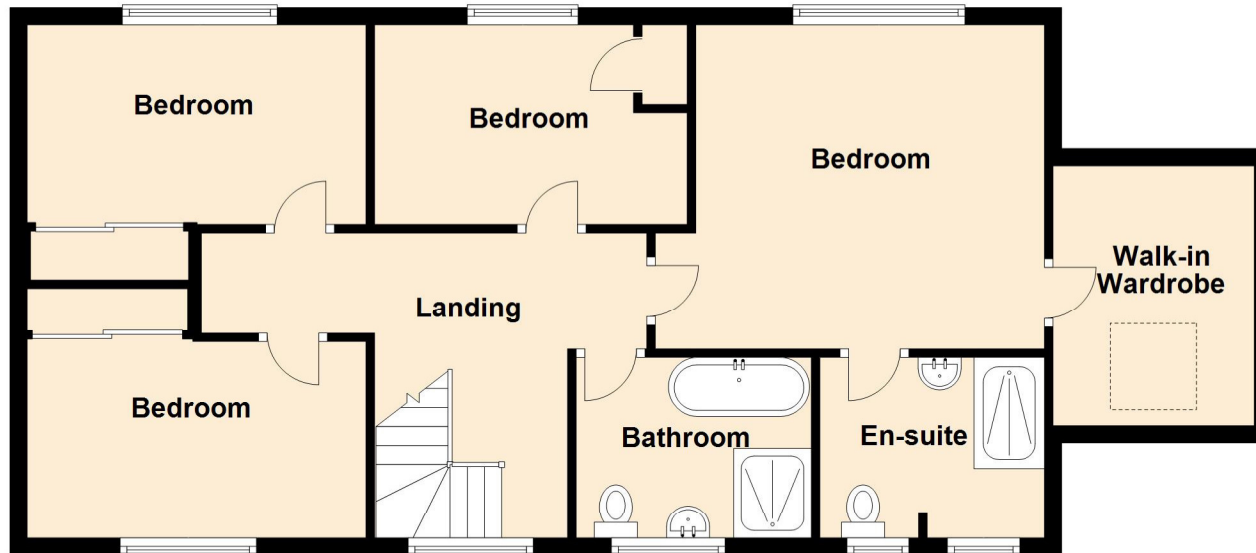
Ground Floor

Approx. 85.0 sq. metres (914.6 sq. feet)



First Floor

Approx. 77.8 sq. metres (837.3 sq. feet)



Total area: approx. 162.8 sq. metres (1751.9 sq. feet)