



The Old Malthouse, Church Lane, Ombersley, WR9 0ER - £2,850pcm

**G HERBERT
BANKS**

EST. 1898

The Old Malthouse, Church Lane, Ombersley, WR9 0ER

- Detached 6 bedroom Grade II Listed Property
- Spacious living space with four reception rooms
- Enclosed mature garden with off road parking and storage buildings

The Old Malthouse is an impressive Grade II listed property that beautifully blends historic charm with modern living. Boasting a range of period features, including exposed beams and traditional architectural details, the home is further enhanced by contemporary finishes that provide a perfect balance of character and comfort. The property also benefits from secondary glazing, offering improved insulation and soundproofing while preserving its heritage features.

With six generously sized bedrooms, The Old Malthouse offers ample accommodation for a growing family or those who need additional space for guests or a home office. One of the bedrooms features an ensuite bathroom, and the property includes a total of three bathrooms and four toilets, ensuring convenience and privacy for all residents.

The home is well-suited for both everyday living and entertaining, with four spacious reception rooms that can be tailored to suit your lifestyle. Whether you envision a formal dining room, a cozy lounge, or a playroom, the possibilities are endless. The well-proportioned kitchen is at the heart of the home, providing a practical and inviting space for cooking and gathering with family.

Outside, The Old Malthouse boasts a large garden and a patio, perfect for enjoying outdoor activities and gardening. The secure gated parking adds both convenience and peace of mind, making it easy to accommodate multiple vehicles.

Located in a picturesque village setting, The Old Malthouse offers the benefit of rural living while

remaining within easy reach of local amenities, schools, and transport links.

Ombersley village offers excellent amenities including two schools, doctors surgery, dentist, village store and thriving community centred around the church and village hall.

This property is being let unfurnished with an EPC rating of E and is available immediately

Contact us today to arrange a viewing and experience the charm and versatility of The Old Malthouse for yourself.

Situation

Droitwich Spa – approximately 5 miles, Worcester – approximately 8 mile, Bromsgrove – approximately 12 miles and Birmingham – approximately 25 miles.

Accommodation

RECEPTION ROOM This room has a large inglenook fireplace housing a wood burning stove, open plan to rear room with triple bi-fold doors leading to the patio.

STUDY Returning to the hall

DINING ROOM situated at the front of the house, door leading to

KITCHEN having a range units contemporary taupe in colour, white worktops with stainless steel 1 ½ bowl sink, 5 ring induction hob, extractor fan, eye level double electric oven tiled floor, with lovely views across the garden and to the Church.

W.C with wash hand basin.

UTILITY ROOM There is plumbing and space for a washing machine and a tumble drier under the fitted work tops, with stainless steel sink. Rear door leading to the patio.

Cellar a door off the hall leads to a generous lower ground storage area, which houses the oil fired central heating

BEDROOM ONE A generous bedroom at the front of the property and has a luxurious Ensuite Bathroom with a freestanding roll top bath, shower, W.C. and basin.

BEDROOM TWO another fine room situated at the front of the house.

BEDROOM THREE and **FOUR** both good size doubles at the rear of the property with views across to the church.

BATHROOM having a white suite, with bath, shower, wash hand basin and W.C.

Bedroom Five and **Six** again being double bedrooms.

GENERAL INFORMATION

Services

mains water, private drainage to a package treatment plant where the tenant(s) will be responsible for emptying/servicing annually. Central heating via the oil fired central heating boiler.

Local Authority - Wychavon District Council

Directions - What3words: ///dynamics.relax.neatly

PROCEDURE An application form can be obtained and completed online. If an agreement has been made you will be asked to pay a Holding Deposit equal to one weeks rent of £657,69 which must be cleared before we commence the referencing process. This will be non-refundable if any relevant person (including guarantors) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, fail the referencing due to adverse credit, fail the affordability criteria for the monthly rent (calculated at 2.5 times the applicant's provable annual income) or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). If the tenancy goes ahead, the amount of the holding deposit will contribute to the Deposit. On approval the tenancy agreement will be provided to the prospective tenant(s). These should be signed by all adults (everyone over the age of eighteen).

THE RIGHT TO RENT LEGISLATION

Section 22 of the Immigration Act 2014 the Right to Rent Scheme means that any person who rents private property in England will need to provide proof of their I.D. We will need to take a copy of your I.D, of which a Passport is the most suitable form of I.D in order to prove that any adult tenant has the right to rent in the UK.

Ombersley, Driotwich, Winchester, WR9

Gross internal floor area (approx):

272.3 sq m / 2932 sq ft

For Identification only - Not to scale

Niche Communications



