



OVERVIEW

Deer Barn House provides an wonderful opportunity to purchase a substantial detached property requiring some modernisations in a delightful rural location.

The property offers four spacious bedrooms as well as a home office and ample living space all sat within 1.27 acres. The property is ideally located with views of open farmland, just a stones throw from English Heritage's magnificent Witley Court and Gardens. Junction 5 of the M5 is just 12 miles to the east.

The property is subject to an Agricultural Occupancy Condition.

SITUATION

Deer Barn House is located just 1 mile from the delightful village of Great Witley which boasts a primary school, doctor's surgery, garage with Spar shop post office/general store, church and village hall.

The property is set back from the A443 and is accessed via a shared driveway. The A443 provides access into the City of Worcester which is just 10 miles away. Junction 5 of the M5 is located just 12 miles to the east.

DESCRIPTION

Deer Barn House is a detached four bedroom house with a further downstairs en-suite bedroom/home office. In total the dwelling provides approximately 3,401 sq. ft. of living accommodation and is sat within grounds of 1.27 acres. The property could benefit from modernisation throughout but is equally ready to move into.

On the ground floor is a kitchen with pantry, dining room, lounge, office/bedroom with en-suite, utility room and snug. Throughout the ground floor are three W.C's. There are doors out to the wonderful patio area offering ample space for outside dining and soaking up the delightful views over the farmland to the rear.

On the first floor is the master bedroom with en-suite, another en-suite bedroom and a further two good sized bedrooms in addition to the family bathroom. One of the bedroom's benefits from access onto a balcony proving far reaching views to the rear of the property.

Outside the property benefits from a good sized lawned garden, parking area and a detached double garage which is currently used for general storage. The garden area is bordered by a number of mature

trees affording the future owners a great level of privacy. There are solar panels located on the rear roof of the property.

PLANNING MATTERS

Planning consent for Deer Barn House was granted by Malvern Hills District Council on the 5th March 1970 for 'two detached dwellings for Messrs D. Pain and Sons at Witley Park, Great Witley' under reference MR.13/70. Deer Barn House is one of these dwellings. It is subject to the following Agricultural Occupancy Condition:

'the occupation of the dwellings shall be limited to persons employed full-time or last employed locally in agriculture as defined in Section 221 (1) of the Town and Country Planning Act 1962 or forestry or a dependant of such a person residing with him or her (but including a widow or widower of such a person).

Interested parties are invited to make their own enquiries of the Local Planning Authority. The sale of the property is subject to a Development Uplift Clause should the Agricultural Occupancy Condition be removed. Please contact the selling agent for full details.

SERVICES

We understand that mains water and mains electricity are connected. There is an oil fired central heating boiler and a private septic tank.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating E (54)

COUNCIL TAX

Band G – Amount Payable 2020/21 - £3,018.63

TENURE

The property is offered Freehold with vacant possession upon completion.

BOUNDARIES AND AREAS

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.

FIXTURES AND FITTINGS

Any fixtures or fittings not mentioned in these particulars are excluded from the sale.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

Deer Barn House is accessed via a right of way over the main farm access. The Purchaser will be required to contribute towards the cost of maintenance of the track.

LOCAL PLANNING AUTHORITY

Malvern Hills District Council – 01684 862151
www.malvern hills.gov.uk

VIEWINGS

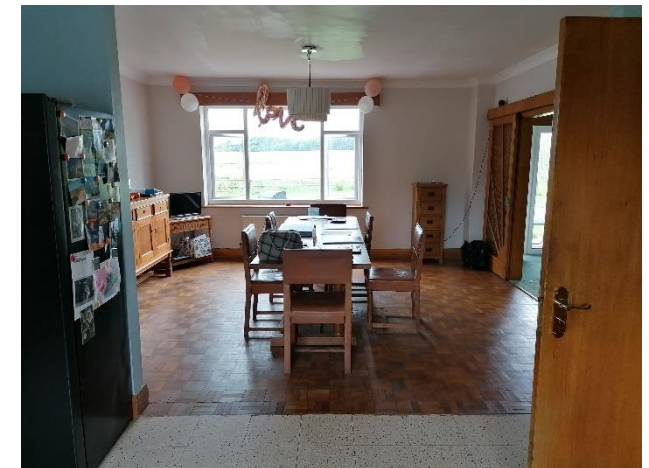
Viewings are strictly by appointment only. Please contact Carver Knowles to arrange a booking on 01684 853400.

METHOD OF SALE

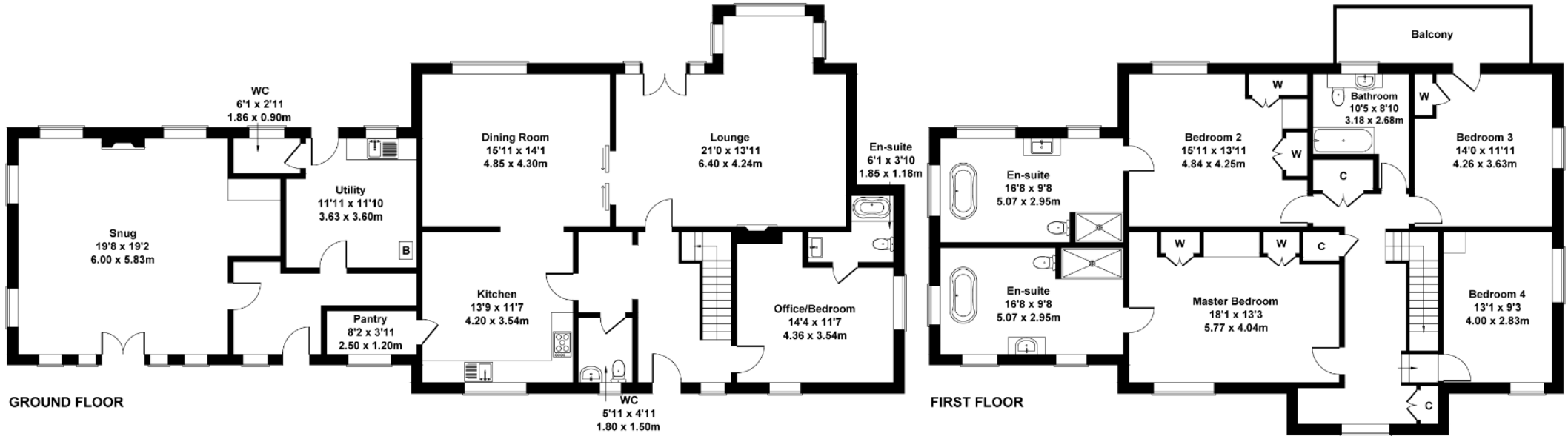
The property is offered for sale by Private Treaty.

ANTI MONEY LAUNDERING REGULATIONS

Photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors will be required.



Approximate Gross Internal Area
3401 sq ft - 316 sq m



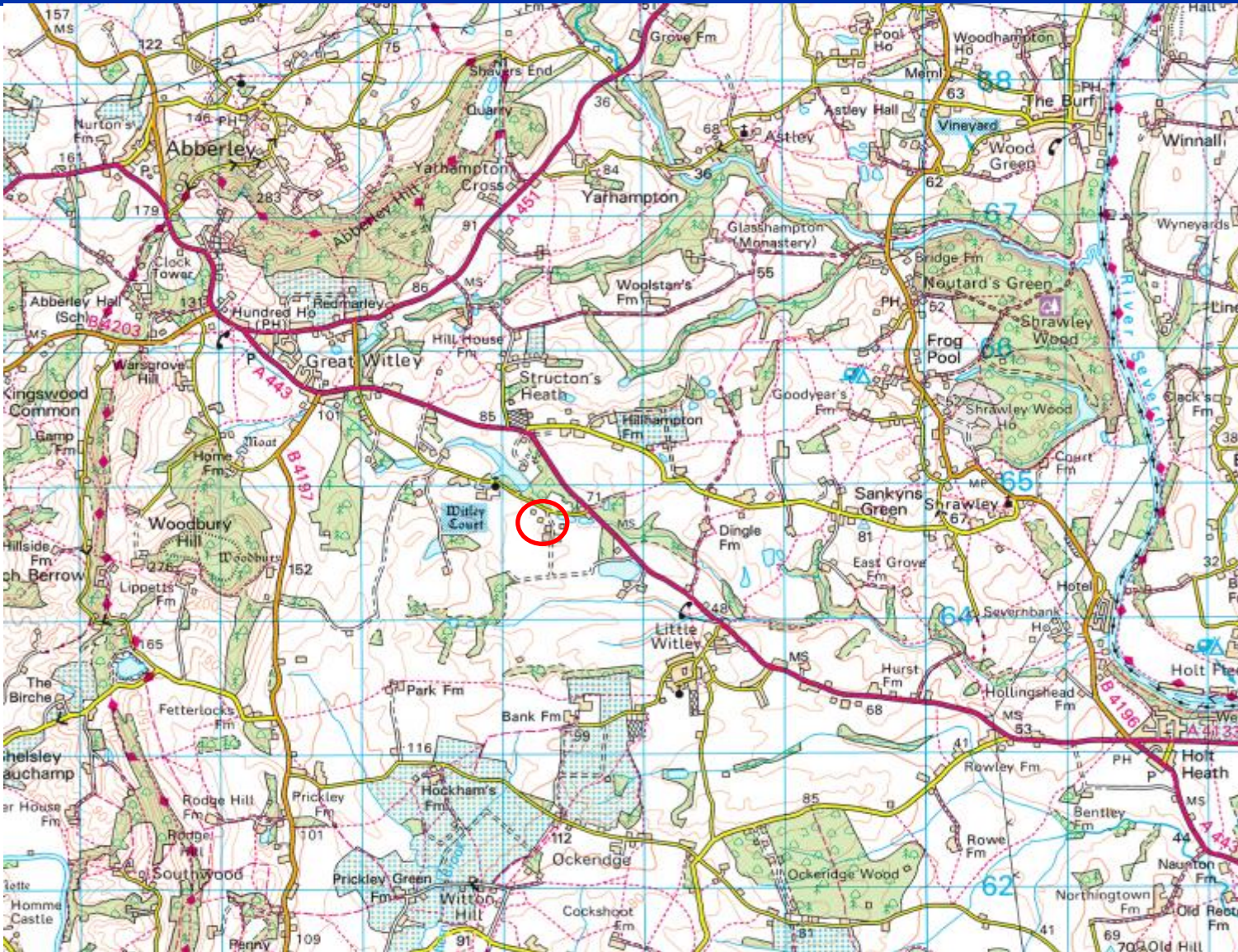
GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	54 E	
21-38	F		
1-20	G		



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DIRECTIONS:

From Junction 6 northbound of the M5 take the second exit onto the A449. Continue on this road for 3 miles. At the roundabout, take the third exit continuing on the A449 Worcester Road for around 2.3 miles. Then keep left onto Main Road and at the roundabout take the first exit onto the A4133 (Holt Fleet Road). Continue for approximately 2 miles then at the roundabout take the second exit onto the A443 Witley Road. Continue for approximately 2.8 miles before turning left just before the brown 'Witley Court First Left Sign'. The access to turn into is marked 'Private Road No Public Access' by blue signs either side. There is a garage on the left hand side of the access and an Old Lodge on the right hand side. Continue along track for approximately 300 m then take the first left hand turning. Continue for approximately 35 m then the driveway to No. 2 Witley Park Farm is located on your right hand side.

What3Words Code: skies.boss.suspect

PLEASE NOTE
Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property. Details prepared January 2021.