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Vine House
Main Street
Elmley Castle
Worcestershire
WR10 3HS

For Sale

Price £585,000



A DISTINCTIVE FIVE BEDROOM DETACHED, GENEROUSLY PROPORTIONED PROPERTY SET OFF THE MAIN STREET, SET IN GOOD SIZED PLOT AND HAVING MODERN DETACHED GARAGE. SITUATED WITHIN THIS DESIRABLE BREDON HILL VILLAGE. Entrance Porch, Reception Hall, Cloakroom, Drawing Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Conservatory, Five Bedrooms, Two Bathrooms, Detached Garage (with First Floor Storage), Driveway, Gardens.

Residential Sales Particulars

Vine House, Main Street, Elmley Castle, Worcestershire, WR10 3HS

Situation

Vine House is accessed over shared driveway to gated gravelled frontage, ample turning and access to garage/workshop. This large family home offering in excess of 2000 sq. ft. of accommodation, is in need of some modernisation but offers great potential to improve. The garage has recently been erected and the gardens have been cleared for landscaping. There will be no ongoing chain in the sale of this property. Vine House is within a conservation area and is presently connected to the Elmley Castle water supply.

Elmley Castle is an attractive, historic village, with black and white cottages and more modern period houses lining the street. The village has a lovely church and there are scenic walks from the main street up Hill Lane onto Bredon Hill, with its hill forts and early settlements. There is also a thriving village hall that runs weekly clubs and classes such as a toddler group, cubs and Pilates, along with a visiting post office. The village supports a first school and has an active cricket club on the village green, with a good team, well supported! There is a local public house which has a cosy restaurant and good ales. Elmley is in the catchment area for Prince Henry's High School Evesham which is approximately five miles distant. Evesham has a mainline railway station to London Paddington and there are excellent supermarket facilities including Waitrose. Broadway is approximately eight miles distant, which is the gateway to the Cotswolds. The market town of Pershore is approximately four miles distant where local facilities can be found. Significant centres for connectivity are the M5 Junction 7 at Worcester (12 miles), Stratford Upon Avon (23 miles) and Cheltenham Spa (20 miles).

Viewing

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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The Property Comprises of

Entrance Porch with lantern light, timber framed glazed panels, quarry tile floor covering, inset ceiling light to

Entrance via opaque panel glazed front door with security lock to

Reception Hall measuring overall 16'4" x 6'4" (5.0 x 1.95m) having matwell, double panelled radiator, pendant light and door chime. Stairway leading to first floor and doors off to

Cloakroom having low flush WC, panelled radiator, wall mounted handwash basin. Rear elevation window, ceramic tiled surrounds and pull cord light switch.

Drawing Room measuring approximately 19'9" x 14" (6.03 x 4.26m) maximum, with feature stone fireplace, Baxi fire and stone surround. Double panelled radiators, TV aerial socket and multi socket power points. Rear elevation sliding patio door with side panel. Side window. Coved ceiling and pendant lights.



Dining Room measuring approximately 19'8" x 10'8" (6.03 x 3.29m) with front and rear elevation windows. Panelled radiators, coved ceiling, pendant lights and multi socket power points.

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Dining Room



Kitchen/Breakfast Room measuring approximately 14'4" x 12'7" (4.39 x 3.87m) range of fitted kitchen units comprising drawers and storage cupboards under. Single drainer stainless steel sink unit with patterned ceramic tiled surrounds. Ample multi socket power points. Wall mounted storage cupboards and enclosed extractor fan. Front elevation window, plumbing for dishwasher, space for electric cooker and space for base level fridge. Ceramic floor covering, ceiling lights and upright panelled radiator. Double fully glazed doors lead into



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Conservatory measuring approximately 10'8" x 13'9" (3.29 x 4.24m) having double glazed panels under glazed roof over ceramic tiled floor covering. Panelled radiator. Double access doors into garden. Wall light points, dimmer switch and multi socket power points. There are ceiling spotlights.



Off the kitchen there is

Utility Room measuring approximately 10'2" x 10'7" (3.11 x 3.26m) with built-in storage cupboards, worktop surfaces and base level storage. Oil fired Worcester central heating boiler, plumbing for automatic washing machine and space for tumble dryer. Panelled radiator. Space for chest freezer and ample wall mounted storage cupboards. Ceramic tiled surrounds. Enclosed 24-hour time control for central heating and hot water. Single drainer stainless steel sink unit with mixer tap. Rear elevation window and half panel glazed rear door. Ceramic tiled floor covering further useful larder cupboard with shelving.



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Stairway from reception hall with rear elevation window and bannister rail lead up to

Landing with pendant lights, louvre fronted **airing cupboard** with lagged hot water tank and slatted shelving. Access hatch to roof void with loft ladder (boarded), light point. (Large void with potential for conversion subject to planning consent and building regulations).

Bedroom One measuring approximately 14' x 10'6" (4.27 x 3.23m) with dual aspect windows, double panelled radiator, pendant light and multi socket power points.



Bedroom Two measuring approximately 12'7" x 14'4" (3.87 x 4.39m) with front and side elevation windows, pendant light and power points. Double panelled radiator.

Bedroom Three measuring approximately 10'2" x 12'8" (3.11 x 3.90m) with dual aspect rear windows, pendant light and multi socket power points. Panelled radiator.



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Bedroom Four measuring approximately 9' x 13" (2.74 x 3.96m) maximum, with dual aspect windows, double panelled radiator, pendant light and multi socket power points. Fitted dressing table and upright wardrobe cupboards.



Bedroom Five measuring approximately 10'6" x 9'3" (3.23 x 2.83m) with built-in wardrobe cupboards, rear elevation window, pendant light, panelled radiator and power points. Wall mounted temperature thermostat.



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Bathroom One comprising panelled bath, plumbed in Mira shower. Ceramic tiled surround and pedestal handwash basin. Low flush WC and bidet. Oval mirror, shaver point and light. Front elevation opaque glazed window, towel rail and pull cord light switch. Extractor fan, double panelled radiator.

Bathroom Two comprising timber panelled bath, plumbed in Mira shower and ceramic tiled surround. Pedestal handwash basin, low flush WC. Front elevation window, towel rail and double panelled radiator. (Potential for en-suite).

Outside the Property

To the front of Vine House there is enclosed gravel driveway being gated to shared drive onto the village street. The neighbouring property is situated to the front of Vine House.

Detached Garage/Workshop measuring internally approximately 16'4" x 19' 4" (5.0 x 5.91m) with up and over door and pedestrian courtesy door. Side and rear elevation windows. There is a built-in harvested water storage tank under the garage. Light and power points. Open tread staircase leads up to first floor storage area, boarded and having window, light and power. (Flexible usage).

Garden and Grounds This property has a generous garden once landscaped but ample in size for the property. There is potting shed measuring 10' x 15' (3.05 x 4.57m) with flexible usage. There was an ornamental pond and paved surround. There is an existing grapevine on a pergola to the rear of the house and again lots of potential to create.



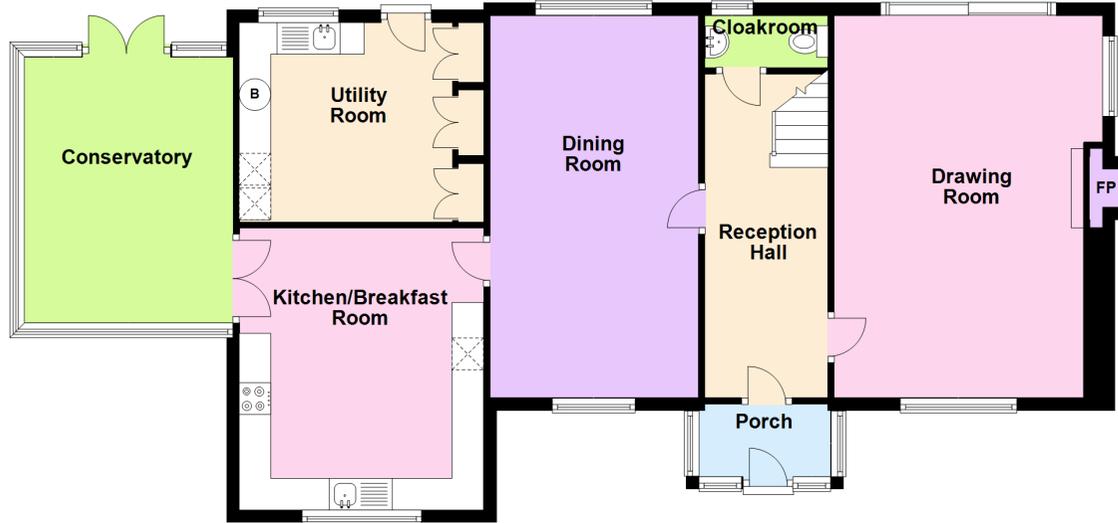
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- Services** Elmley water supply is connected together with electricity and drainage. There is oil fired central heating. Telephones and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** Only those items specified in 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,
Persore
WR10 1PT Telephone 01386 565000
- Council Tax:** **Band G**

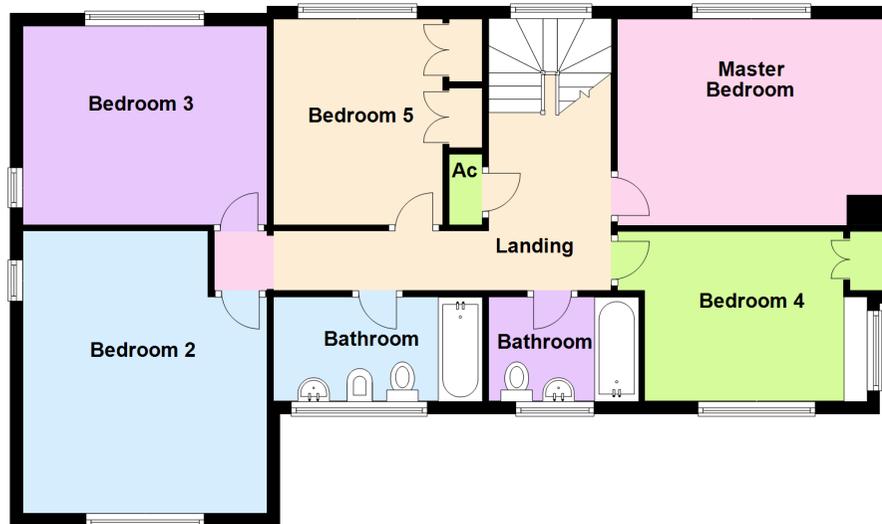
Ground Floor

Approx. 105.8 sq. metres (1138.8 sq. feet)



First Floor

Approx. 88.1 sq. metres (948.1 sq. feet)



Total area: approx. 193.9 sq. metres (2086.8 sq. feet)

Prepared by Avonvale Solutions. Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.

Plan produced using PlanUp.

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