



ESTATE AGENTS

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

The Old Smithy,
Main Street,
Elmley Castle,
Worcestershire.
WR10 3HS

For Sale

Price Guide £600,000



A HISTORIC GRADE II LISTED PERIOD COTSWOLD STONE PROPERTY SET IN THE HEART OF THIS PICTURESQUE BREDON HILL VILLAGE HAVING CHARACTER WITH EXPOSED TIMBER BEAMS, GOOD-SIZED ROOMS AND LOVELY GARDEN TO THE REAR.

Canopied Entrance, Entrance Lobby, Dining Hall/Reception Room, Drawing Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, First Floor Landing, Bedroom One with En-Suite, Two Further Double Bedrooms, Family Bathroom, Covered Access to Single Garage, Rear Garden with Summer House and Outbuilding. Oil Central Heating.

Residential Sales Particulars

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Situation

Elmley Castle's main street has changed relatively little in the last 400 years and The Old Smithy with its past origins was part of this working village, which is situated at the foot of Bredon Hill with its iconic history dating back to medieval times. The Old Smithy is unspoilt and retains its characterful charm being protected by its listing, being Grade II. This lovely family home offers a part of Elmley Castle's picturesque main street, having black and white cottages, mellowed brick and stone houses.

From the entrance lobby the dining hall has an Inglenook sitting area and characterful exposed timbers and door into the garden. From behind the fireplace structure there is access into the large drawing room with open fire and dual aspect windows. The kitchen/breakfast room needs updating but has the quality of a walk-in pantry and breakfast table to window seat overlooking the Main Street. There is further front access, and from the kitchen, into the utility area which houses the oil-fired boiler and cloakroom with further door to the rear garden. There is pitched tiled covered way and access to two Marley-styled garages, one of which is the neighbours.

On the first floor the main bedroom has an en-suite shower room and is a large double. The landing runs the length of the property with its doors off to two further double bedrooms and a family bathroom, there are also windows overlooking the garden.

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 historic village public house which has a cosy restaurant and good ales.

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and leisure complex. 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 southwest, the northeast, London and the Thames Valley, so significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately five 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 superb main shopping facilities and Worcester City with its famous Cathedral and equally famous cricket club together with the River Severn and a pedestrianised shopping centre.

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Property Comprises

Canopied Entrance with lantern light, doorbell and solid timber front door having bottle glazed panel, cast knocker and security locks.

Entrance Lobby with ceiling light, panelled radiator, coat rail with hooks, parquet floor covering and oak door with latch into

Dining Hall/Reception measuring overall approximately 16'4" x 12'4" (4.98m x 3.76m) maximum with Inglenook recessed sitting area, exposed ceiling timbers and wall light points. Window seat to front elevation window having secondary double glazing. Exposed stone wall and rear glazed door with side panels leading into garden. Double panelled radiator, BT point and wall mounted Honeywell thermostatic control. Power points and timber door with latch into



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Drawing Room measuring overall approximately 16'4" x 16'9" (4.98m x 5.11m) with exposed stone open fireplace, quarry tiled hearth, original salt cupboards and mantle shelf. Exposed ceiling timbers and dual aspect windows with secondary double glazing. Double panelled radiators, wall light points and power points. TV aerial point. Three quarter panelled glazed rear door.



Off the dining hall there is stairway leading to first floor and further timber door with latch into

Kitchen/Breakfast Room measuring overall approximately 16'4" x 11'8" (4.98m x 3.56m) with front elevation window having secondary double glazing, window seat and double panelled radiator. Range of fitted kitchen units comprising worktop surfaces, drawers and storage cupboards under. Electric cooker point. Wall mounted storage cupboards and patterned ceramic tiled surrounds. Single drainer one and half bowl laminated sink unit with mixer tap. Rear window and storage for base level fridge. Further shelving and exposed ceiling timber. Ceiling light and walk-in pantry with shelving, window and light point. Further door into

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Utility Room with oil fired central heating boiler, light and power points. Storage for upright fridge/freezer and broom cupboard, high level shelving. Water meter point and stop top. Front access door and side door into covered way. Door into

Cloak Room with low flush WC, wall mounted handwash basin and panelled radiator. Plumbing for automatic washing machine. Ceiling light and enclosed consumer unit/storage cupboard. Half opaque panelled glazed rear door into garden.

From the first reception, stairway leads up to

Landing with rear elevation windows having secondary double glazing. Airing cupboard with lagged hot water tank and ample slatted shelving. 24-hour time control. Velux roof light window and pendant lights. Panelled radiator, power points. Doors off to

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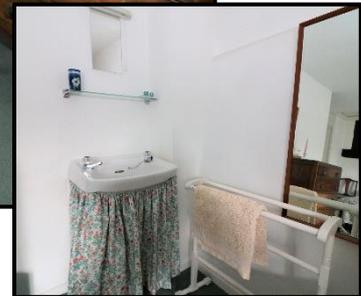
Bedroom One measuring approximately 17'8" x 16'0" (5.38m x 4.88m) with dual windows having secondary double glazing, double panelled radiator, pendant light and power points. BT socket. Fitted wardrobe cupboards.



En-Suite Shower Room with low flush WC, pedestal handwash basin and ceramic tiled surrounds. Mira electric shower with shower curtain and rail. Mirror fronted cabinet, ceiling light point and panelled radiator. Towel rails and useful storage cupboards. Velux roof light window, pull cord light switch.

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Bedroom Two measuring approximately 17'1" x 13'1" (5.21m x 3.99m) maximum, with front elevation window having secondary double glazing. Double panelled radiator, exposed timber beams and pendant light, power points. Wall mounted handwash basin with glazed shelf and mirror over. Shaver point and light. Book shelving, fitted wardrobe cupboard with rail and shelf.



Bedroom Three measuring approximately 13'7" x 13'4" (4.14m x 4.06m) with front elevation window having secondary double glazing. Double panelled radiator, light and power points. Three separate built-in storage cupboards, access hatch to roof void and wall light point.



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Bathroom comprising panelled bath with mixer tap, pedestal handwash basin with mixer tap and low flush WC. Panelled radiator, rear elevation window with secondary double glazing. Mirror fronted cabinet and partial patterned ceramic tiled surrounds. Ceiling light and towel rail.



Outside the Property

To the north gable there is pitched and tiled covered way, with outside light, over driveway to a single garage measuring approximately 18'0" x 7'10" (5.49m x 2.39m) with side courtesy door into garden. Up and over door and is connected to power.

The Rear Garden

With side pedestrian access via timber garden gate to rear paved area, outside mains tap and central stone steps with metal handrail lead up to the main lawned area. There is summer house and vegetable garden. Period brick store, once the pigsty and now with half-glazed roof provides useful storage and internal space for growbag tomatoes, etc. This lovely sunny garden with its seasonally stocked borders, specimen shrubs and fruit trees.

There is oil storage tank and access into the garage.

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Services: Main's electricity, water and drainage are connected to this property. 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,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: **Band F**

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.

GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
928 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 1787 sq.ft. (166.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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