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residential@bomfordandcoffey.co.uk

The Paddock,
Blacksmith Lane
Lower Moor,
Worcestershire.
WR10 2AA

For Sale

Offers in the Region of £575,000



A DETACHED AND EXTENDED FOUR BEDROOM PROPERTY OFFERING FLEXIBLE ACCOMODATION WITH FOUR RECEPTION ROOMS, USEFUL OUTBUILDINGS AND HALF AN ACRE OF LANDSCAPED GARDEN AND GROUNDS, SET IN POPULAR RURAL VILLAGE WITH EASY ACCESS TO ALL MAIN CENTRES.

Entrance Porch, Hallway, Lounge/Dining Room, Kitchen/Breakfast Room, Conservatory, Utility Room, Snug/Sitting Room, Master Bedroom with En-Suite, Three Further Bedrooms, Two Bathrooms, Inner Courtyard, Extended Garage and Workshops, Approximately Half an Acre of Orchard/Grounds, Gated Access.

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Situation

The Paddock is situated off Blacksmiths Lane within this popular village and has gated access on to brick paved forecourt with further gates and side access to rear yard where there are useful outbuildings to include extended garage and workshops. At present the grounds have been extensively landscaped to have sitting areas and garden features a vegetable patch and greenhouses, substantial chicken house and brick garden store set in very productive orchard.

The property has also been extended with a conservatory along the rear of the house and two bedrooms on the first floor with central bathroom. This property offers very flexible accommodation and much potential in the outbuildings for conversion subject to planning consent. The garden and grounds have the opportunity to be very productive.

The 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.

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 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 and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

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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Property Comprises

Entrance Porch with UPVC double glazed panels, ceramic tiled floor covering, wall light points.

Entrance with half opaque panelled glazed timber front door, brass furnishings, into

Hallway with enclosed panelled radiator, pendant light and picture rail. Parquet floor covering. Wall mounted thermostatic control and useful storage cupboard.

Lounge/Dining Room measuring approximately 16'3" x 12'8" (4.97m x 3.90m) with feature carved timber surround to cast fireplace, coal effect gas fire inset and ceramic tiled surrounds over hearth, front elevation double glazed window, coved ceiling and pendant light. Enclosed panelled radiator, TV aerial point and multi socket power points. Dado rail and dimmer switch.



Inner Hallway with parquet floor covering, pendant light and power point. Stairway leading to first floor and doors off to

Snug/Sitting Room measuring approximately 12'9" x 10'5" (3.93m x 3.20m) with enclosed panelled radiator, base level shelving. Open fireplace with timber surround, mantle shelf and carved timber panel. Wood burning stove over hearth, (Woodwarm multi fuel burner), extractor fan/vent and integral light point. Multi socket power points. Picture rail and pendant light, TV aerial point. Panelled glazed door with side panels leads out to

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Rear Conservatory measuring approximately 34'2" x 5'4" (10.42m x 1.65m) with lantern light roof windows, spot lighting and wall lights. Rear elevation double glazed windows. Sliding doors with side panels into rear yard and ceramic patterned floor tiling. Door into



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Kitchen/Breakfast Room

measuring approximately 12' 8" x 10'2" (3.90m x 3.10m) with range of fitted kitchen units having timber work top surfaces, drawers and storage cupboards under. Single drainer porcelain sink unit with mixer tap. Fitted cooker with 5-burner gas hob and double oven under. Space for large upright fridge/freezer. Built-in solid fuel Rayburn stove cooker with mosaic tiled surround. Exposed timber ceiling beams, ceiling lights and rear elevation double glazed window with roller blind. Rear access door.



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Breakfast Room measuring approximately 9'0" x 13'2" (2.74m x 4.02m) with pendant light point, side elevation double glazed window with roller blind. Panelled radiator, display cabinet with shelving, dado rail and multi socket power points.



Utility Room measuring approximately 11'3" x 6'9" (3.44m x 2.10m) with ceramic floor covering, fitted single drainer sink unit with mixer tap and storage under. Plumbing for automatic washing machine, storage for chest freezer. Ceiling lights and multi socket power points. Base level dresser unit with storage under, side elevation double glazed window with roller blind. Walk-in store with shelving with gas meter point and electric meter point and ceiling light, multi socket power point. Further opaque glazed window, coat hooks on rail, half panelled glazed stable door with blind.



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Bedroom One (ground floor) measuring approximately 12'9" x 10'5" (3.93m x 3.20) with front elevation double glazed window and vertical blinds. Panelled radiator, coved ceiling and multi socket power points. Pendant light.



En Suite Bathroom measuring approximately 15'7" x 4'10" (4.78m x 1.25m) with claw foot bath, mixer tap and telephone handle shower attachment. Pedestal hand wash basin and low flush WC. Panelled radiator and opaque glazed window with blind. Inset ceiling lights and Velux roof light window to high ceiling. Upright panelled radiator/towel rail, wall shelf and mirror fronted (illuminated) cabinet with shaver point. Extractor fan.



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Bedroom Two/Study measuring approximately 9'4" x 9'7" (2.86m x 2.95m) with front elevation double glazed window with vertical blinds. Panelled radiator, multi socket power points and coved ceiling. Pendant light and BT extension. Fitted book shelving.



Bathroom measuring approximately 8'5" x 7'2" (2.60m x 2.20m) panelled bath, pedestal hand wash basin and low flush WC. Panelled radiator, towel rail and shower cubicle, plumbed in shower with shower head on wall bracket. Patterned ceramic tiled surrounds and sliding screen doors. Dado timber panelling, opaque glazed windows with rollers blinds. Inset ceiling lights and pull cord light switch.



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From the inner hall, split level stairway with bannister rail and balustrading, dado rail, leads up to

First Floor (landing) Front elevation dormer window, panelled radiator and pendant light.

Bedroom Three measuring approximately 12'3" x 8'5" (3.75m x 2.60m) with exposed purlin beams, front elevation double glazed window and panelled radiator. Built-in louvre double fronted wardrobe cupboards, pendant light and power point.



Bedroom Four measuring approximately 12'2" x 9'2" (3.72m x 2.80m) minimum. Front elevation double glazed window (views to Bredon Hill), panelled radiator, exposed purlin beams, light and power points. Pedestal hand wash basin with tiled splashback. Wall light point. Doorway with material cover to built-in shelving, further access to hanging rail and storage space. Further access door through to



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Attic Storage Space/Loft with Vaillant gas central heating boiler, pendant light – useful store area

Bathroom Facility with pedestal hand wash basin and wall light point. Velux roof light window with blind. Low flush WC. Wall mounted thermostatically controlled electric heater. Tongue and grooved timber panelled walls and ceiling. Pull cord light switch to inset ceiling light.



Outbuildings (Original stables and cart shed)

There is a row of useful utility buildings comprising of extended garage measuring approximately 31'0" x 11' 8" (9.45m x 3.56m) connected to light and power and having automatic up and over door. Further useful storage to the rear. Side and rear elevation windows.

Off the garage there is workshop measuring approximately 11'9" x 12'0" (3.62m x 3.65m) connected to light and power and having front elevation window through to

Second workshop measuring approximately 12' 0" x 11'9" (3.65m x 3.62m) with further power connected. Independent mains switch, front elevation window.

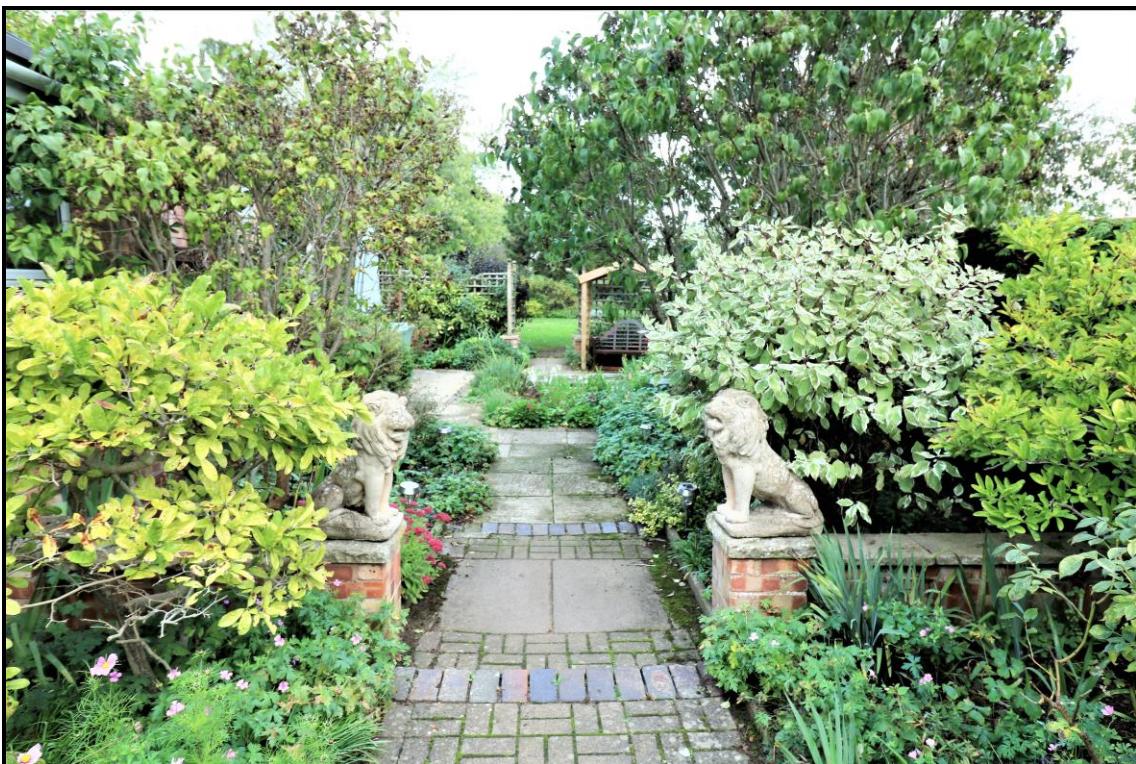


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The rear yard is brick paved with central shrubs and further colourful borders, featuring old English geraniums and other cottagey plants. Behind the utility room there is bin store, outside tap and porcelain sink. There are outside lights.

To the front of the property there is brick paved frontage providing off road parking. Further gates with inner driveway to the back yard.

Access into the Garden



The Rear Garden accessed over brick paved walkway and pillared entrance with garden features, ornamental ponds and sitting areas, with a colourful display of specimen shrubs and plants, maple and cherry, evergreen and birch.

Summer House with decking overlooking pond and towards the orchard and productive vegetable garden, there is brick garden store measuring 10'0" x 8'0" (3.05m x 2.43m) with useful covered area behind for storage. There are greenhouses and breeze block chicken coop, compost bins and orchard, providing an interesting variety of apple trees.

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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,
Pershore
WR10 1PT Telephone 01386 565000

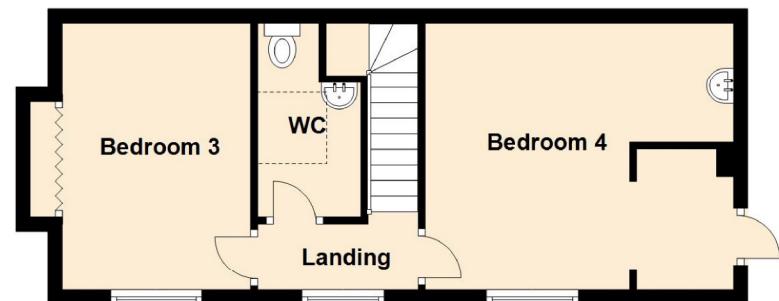
Council Tax: **Band F**



Ground Floor

Approx. 158.1 sq. metres (1701.4 sq. feet)

Total area: approx. 194.1 sq. metres (2089.2 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.9 sq. feet)