



ESTATE • AGENTS

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Rosemary Cottage
Windmill Lane
Windmill Hill
Stoulton
Worcestershire
WR7 4RR

For Sale

Price on Application



An Extended, Semi Detached, Partly Thatched, Grade II Listed, Rural Character Cottage with Exposed Timbers and Inglenook Fireplace. Offering Flexible Accommodation with Four/Five Bedrooms and Two Main Reception Rooms. Set in Approximately 1/3 of an Acre of Landscaped Gardens with Summer House, Off Road Parking, Peaceful Location.

Entrance Porch, Large Sitting Room (Inglenook), Inner Hall, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom/Shower, 4/5 Bedrooms, Family Bathroom, Cottage Garden, Private Drainage, Oil Central Heating.

Residential Sales Particulars

Rosemary Cottage, Windmill Lane, Windmill Hill, Stoulton, Worcestershire, WR7 4RR

Situation

Rosemary Cottage is set back off Windmill Lane, over a shared driveway to parking at the front of this delightful cottage. The property is Grade II listed and is semi detached with large extension carried out in 1970 and again extended in 1992. The cottage is partly thatched which is approximately 25 years old, with a ridge re done approximately three years ago.

This charming semi-detached cottage is set in a third of an acre of garden, having been the attention of much care from the present vendors. The property has oil central heating and there is a large Inglenook open fire in the main sitting room, with its character timber beams and timber framed windows. The cottagey kitchen/breakfast room has handmade terracotta tiled floor covering and a walk-in pantry. There is useful utility room with an integral cloakroom/shower, which can be accessed from the back door. The bedrooms have a mix of old cottagey and modern, with a good-sized bathroom.

The gardens are particularly attractive with the raised boarded vegetable patch and a greenhouse, a composting area and an ornamental pond. There are useful garden stores, sitting areas and a summerhouse. All set in a peaceful location.

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 and Worcester. The new Worcestershire Parkway Station is being developed to improve the access and destinations to the south west, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outline regions. The motorway is approximately four miles distant from the cottage to 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 and the Everyman Theatre and major main shopping centres and Worcester, with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.



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The Property Comprises

Entrance Porch with timber door, pitch tiled roof, exposed brick floor covering, side elevation panel glazed window with shelf.

Fully glazed front door into

Sitting Room measuring overall approximately 14'6" x 17'6" (4.45 x 5.36m) with exposed wall and ceiling timbers, large Inglenook fireplace with fire grate over hearth, metal hood, exposed timber beam and front elevation cottage window. Feature bread oven with metal door, exposed oven with fire box under. Front and rear elevation timber framed windows. Panelled radiators, wall light points and multi socket power points. TV aerial socket. Thumb latch door to

Inner Hallway with BT socket, inset ceiling lights and doorway through to



Dining Room measuring approximately 9'2" x 13'3" (2.80 x 4.05m) with ceramic tiled floor covering, panelled radiator, dual aspect timber framed windows, light and power points.



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Kitchen/Breakfast Room measuring approximately 11'6" x 12'6" (3.44 x 3.84m) with terracotta tiled floor covering, inset ceiling lights, front elevation and side elevation windows, panelled radiator. Range of fitted kitchen units comprising of granite work top surfaces, drawers and storage cupboards under. Porcelain single drainer sink unit with mixer tap. Ample multi socket power points, electric cooker point, partial mosaic tiled surrounds, window blinds. Plumbing for dishwasher, Worcester Heatslave boiler. Discreet worktop surface lighting, extractor filter and exposed ceiling timber beam. Walk-in pantry with cold-shelf and window, further shelving, light and multi socket power points. Thumb latch door into



Utility Room

with side access stable door and internal door to dining room. Measuring overall approximately 13'3" x 5'2" (4.05 x 1.58m) with mat well and ceramic tiled floor covering. Ample worktop surfaces, one and a half bowl single drainer sink unit with mixer tap. Plumbing for automatic washing machine, space for tumble dryer, multi socket power points. Panelled radiator, rear elevation timber framed window, wall mounted storage cupboards and space for upright fridge/freezer.



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Cloakroom/Shower with low flush WC, panelled radiator, wall mounted hand wash basin, side elevation window and shower cubicle. Triton electric shower, ceramic tiled surrounds over shower tray, shower curtain and rail.

Cloaks Cupboard useful store with ceiling light, shelving, coat hooks and side elevation window.

Split level stairway leads up to

First Floor Landing with front elevation window, access hatch to period roof void and further access hatch to extension main roof void with loft ladder. Partially boarded loft being insulated and having loft ladder. Ceiling light. Built-in wardrobe storage cupboards. Thumb latch door to

Original Cottage Bedroom measuring overall approximately 11'5" x 13'4" (3.5 x 4.08m) to eave height with chimney breast intrusion. Exposed purlin beams and high-level window to the rear. Cottage dormer window to the front elevation, exposed wall timbers, sloping ceiling, light and power points. Double panelled radiator.

Period oak door leads into



Dressing Room/Bedroom measuring overall approximately 8'8" x 13'5" (2.68 x 4.11m) to eave height, sloping ceilings, chimney breast intrusion, exposed timbers and double panelled radiator. Front elevation dormer window, light and power points.

Master Bedroom measuring approximately 13'1" x 10'1" (3.99 x 3.08m) with dual aspect windows, panelled radiator, wall mounted hand wash basin, light and power points.

Master Bedroom



Bedroom Three measuring approximately 13' x 7'5" (3.96 x 2.29m) with rear elevation window, panelled radiator, wall mounted hand wash basin, light and power points.

Bedroom Four measuring approximately 5'9" x 11'9" (1.80 x 3.63m) with front elevation window, panelled radiator, BT extension point, shelving and open fronted storage cupboard, light and power points.

Bathroom measuring approximately 8' x 6'7" (2.44 x 2.04m) with dado T & G panelling, pedestal hand wash basin with tiled splash back, low flush WC, panelled radiator, panelled bath with mixer tap and telephone handle shower attachment. Patterned ceramic tiled surrounds, shower curtain and rail, inset ceiling lights, side elevation window with roller blind, shelving and mirror fronted cabinet. Pull cord light switch.

Outside the Property

The garden and grounds are a particular feature to the cottage and have been keenly restored and landscaped by the present vendors. There are sitting areas and an ornamental pond with water feature. There is raised boarded vegetable plot with greenhouse and compost area and useful timber garden stores. The present owners are leaving the summerhouse which looks down the length of the garden and its various feature aspects. The private drainage system is disguised to the front of the property, as is the oil storage tank, carefully screened. There is off road parking to the front of the property with gravelled hardstanding and walkways to the front door and to the side of the cottage.

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Garden and Grounds



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Services Mains water and electricity are connected to this property. There is private drainage system (septic tank, emptied 4/10/18). There is oil fired boiler providing 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 F**

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.

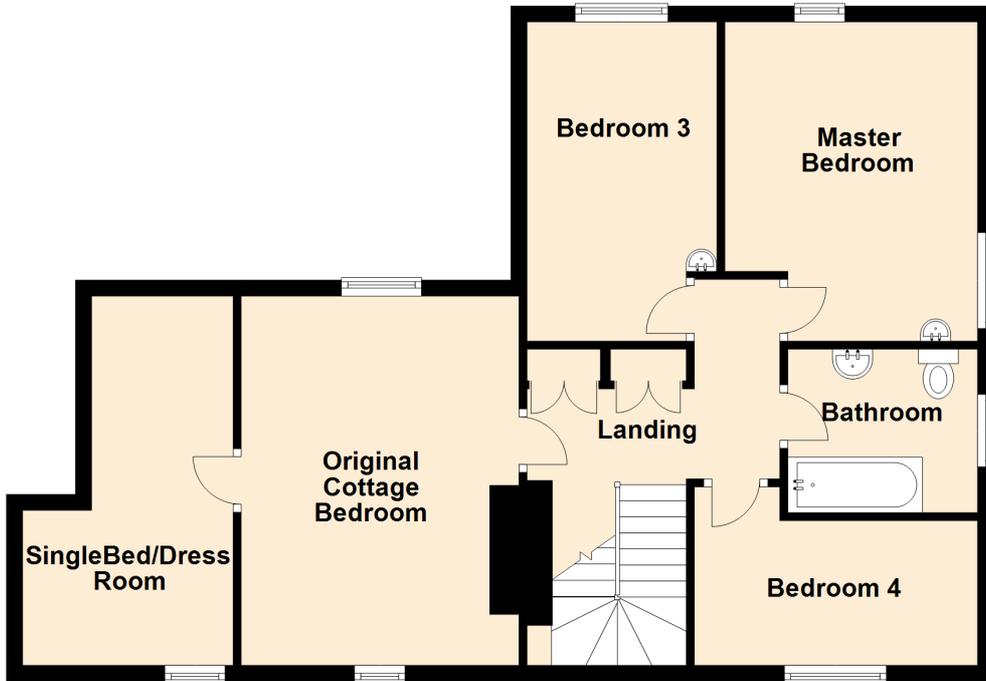
Ground Floor

Approx. 72.9 sq. metres (784.9 sq. feet)



First Floor

Approx. 72.6 sq. metres (781.7 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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