



ESTATE AGENTS

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Georgian Cottage,
Main Street,
Elmley Castle,
Worcestershire.
WR10 3HS

For Sale

Price £399,950



**AN ATTRACTIVE MELLOWED BRICK GRADE II LISTED THREE
BEDROOM COTTAGE SET WITHIN THIS POPULAR RURAL
VILLAGE BEING WELL PRESENTED AND HAVING COLOURFUL
COTTAGE GARDEN TO THE REAR.**

Entrance Porch, Sitting Room (Wood Burning Stove), Separate Dining Room,
Quality Fitted Kitchen, Pantry, Three Double Bedrooms, Bathroom/Shower,
Enclosed Rear Garden, Side Pedestrian Access.

Residential Sales Particulars

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Situation

Georgian Cottage is set on Main Street at the top of the village where the street gives access to the picturesque church, The Queen Elizabeth public house and Hill Lane, which leads up to Bredon Hill.

The cottage has Georgian frontage and may have earlier origins with its internal exposed timbers and open fireplace. The present vendors have improved the living accommodation, now being very well presented and early viewing is highly recommended. This property has no ongoing chain. There are three good size bedrooms on the first floor together with a modern well-designed bathroom and there are two reception rooms together with a well finished modern kitchen with walk-in pantry.

The cottage garden is enclosed and predominantly showing a colourful display of roses with central pathway to a pergola and sitting area at the top.

There is a pedestrian right of way to the rear of the house to the neighbouring property.

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 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.

Georgian Cottage, Main Street, Elmley Castle, WR10 3HS

Property Comprises

Entrance Porch with lantern light and solid timber front door with door knocker. Pendant light and ceiling timbers. Cloaks rail with hooks and inner pine door with brass knob leading into

Sitting Room measuring overall approximately 17'10" x 10'4" (5.44m x 3.15m) with chimney breast and inset wood burning stove over hearth with exposed timber beam. Electric panelled radiator. Front elevation window. Exposed ceiling timbers and engineered oak floor covering. Pendant lights, TV aerial and power points. Thumb latch door into



Dining Room measuring overall approximately 14'4" x 9'4" (4.37m x 2.84m) with serving hatch from pantry. Exposed timber beam and pendants lights. Sealed fireplace and electric radiator. Front elevation window.



Georgian Cottage, Main Street, Elmley Castle, WR10 3HS

From the sitting room, leaded, rose patterned, coloured, half panelled glazed door leads into

Fitted Kitchen measuring overall approximately 15'8" x 8'9" (4.78m x 2.67m) with superior fitted kitchen having timber worktop surfaces, drawers and storage cupboards under. Ceramic hob top and built-in oven and grill. Work top surface lighting under wall mounted storage cupboards. Stainless steel extractor hood and ceramic tiled surrounds. Plumbed in dishwasher and integral washing machine. Built-in carousel unit, enclosed consumer unit. Corian one and a half bowl single drainer sink unit with mixer tap. Rear elevation timber framed double glazed window. Ample power points, inset ceiling lights, space for upright fridge/freezer, space for breakfast table. Upright electric radiator. Louvre fronted door to walk-in, under stair, **pantry** with shelving and light point, opening hatchway through to dining room. Ledge and braced stable door giving side access and to the garden.



Stairway from sitting room, with handrail leads up to



First Floor Landing with timber balustrading to galleried landing. Rear elevation window and security bars. Pendant light and multi socket power points. Access hatch to roof void with ladder and partially boarded. Airing cupboard housing lagged hot water tank with immersion heater with slatted shelving and 24-hour time control.

Georgian Cottage, Main Street, Elmley Castle, WR10 3HS

Bedroom One measuring approximately 11'3" x 10'5" (3.43m x 3.18m) with chimney breast intrusion, electric panelled radiator and multi socket power points. Front elevation window with secondary double glazing. Pendant light and exposed timber floor covering. BT point.



Bedroom Two measuring approximately 8'10" x 11'10" (2.69m x 3.61m) with chimney breast intrusion, electric radiator and exposed timber floor covering. Rear elevation timber framed window, multi socket power points and pendant light.

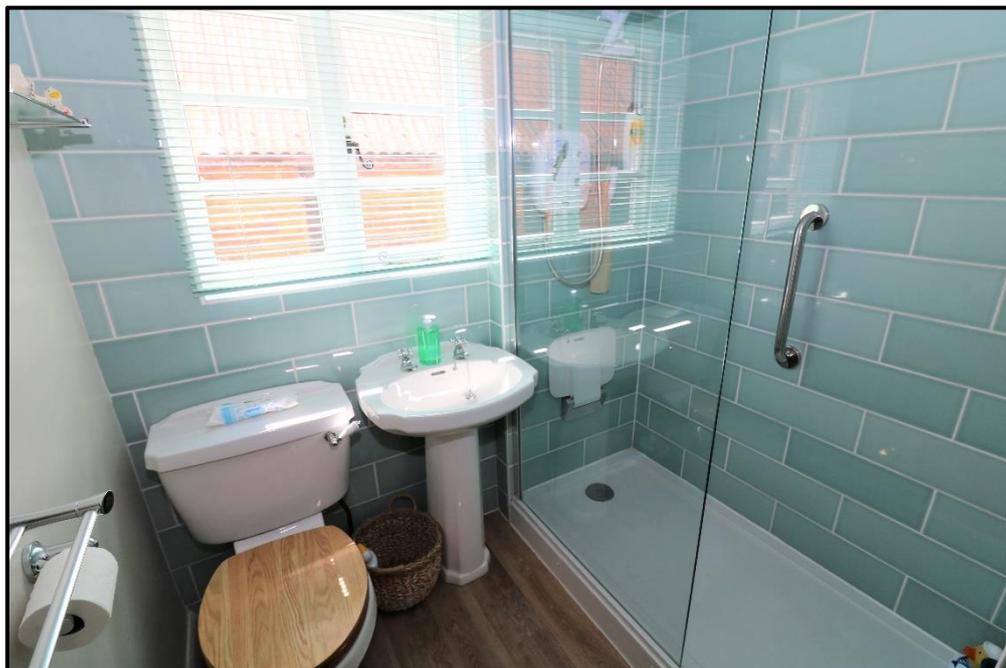


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Bedroom Three measuring approximately 11'3" x 9'4" (3.43m x 2.84m) with chimney breast intrusion, front elevation window with secondary double glazing. Electric radiator and exposed timber floor covering. Pendant and multi socket power points.



Bathroom comprising walk-in shower and ceramic tiled surrounds, glazed shower screen, Triton electric shower. There is shower seat and extractor fan. Pedestal hand wash basin, low flush WC. Side elevation window with venetian blind. Chrome towel rail and accessories. Wall mirror, glazed shelf and wall mounted fan heater. Pull cord light switch.



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Outside the Property

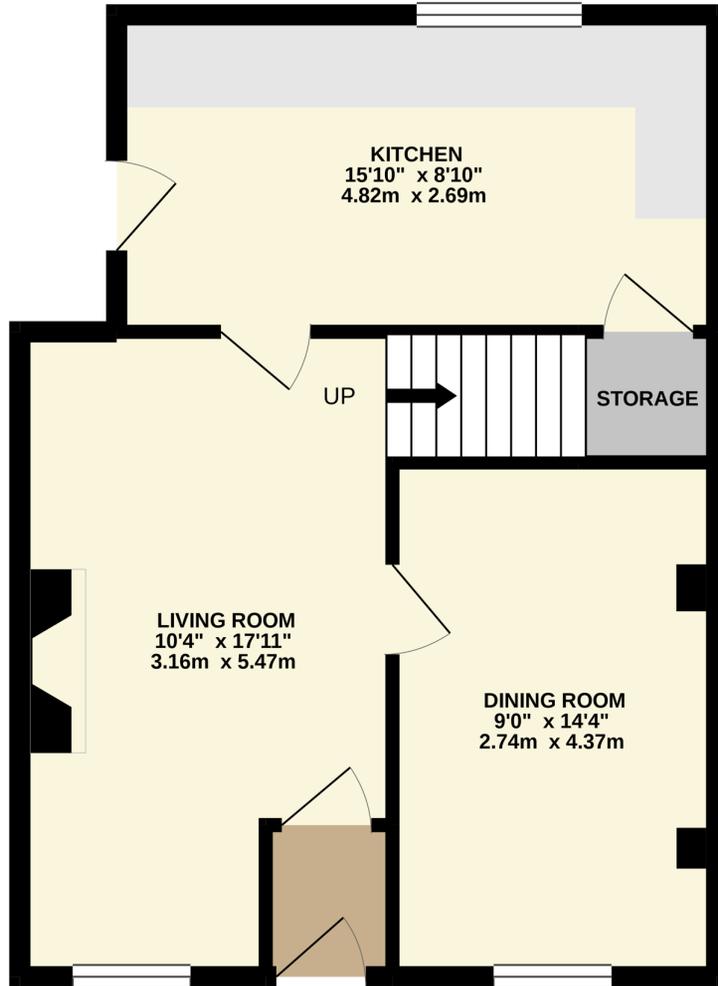
Wrought iron gate and pedestrian walkway into side passageway, down the south gable, leads to kitchen side door. There is outside tap, meter point and further wrought iron railings enclose raised paved area with timber garden store and an ideal outside dining area. Central steps, through retaining wall, leads up to the rose garden with winding path and well stocked borders. Predominately roses with penstemon and delphiniums, lead up to gravelled area where there is a pergola draped in grape vine and surrounding old fashioned geraniums. Sitting area looking back down the garden.



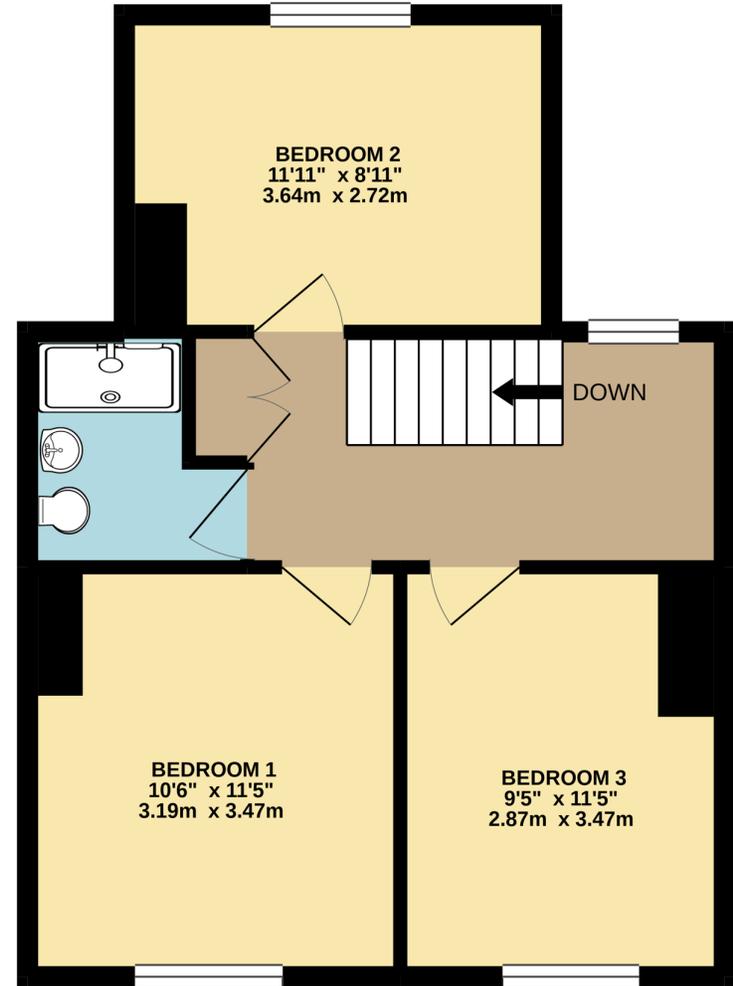
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- Services:** Main's electricity, water and drainage are connected to this property. Telephones and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property. Blinds and light fittings are included. This property has a security and fire alarm system.
- Tenure:** The property is freehold
- Local Authority:** Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000
- Council Tax:** **Band E**

GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 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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