

THE ENGINE HOUSE

MORGAN
APS
SALES & LETTINGS

THE ENGINE HOUSE

2 Leigh Court Barns, Leigh, Worcestershire.
WR6 5LB

*A simply stunning barn conversion
with beautiful interiors in a most
attractive village setting*

Entrance hall, cloakroom, living room, sitting room,
large dining kitchen, superb utility room, rear hall

Principal bedroom with en-suite shower room, three
further well proportioned bedrooms, family bathroom

Double garage with workshop area
Attractive courtyard garden with raised seating
terrace and specimen trees



Waitrose and M&S in
Malvern



Malvern Active,
The Malvern Spa



The Bank House Hotel,
The Fold in Bransford



A good selection of
local state & private
schools



The Red Lion at Stifford's
Bridge, The Fox at
Bransford

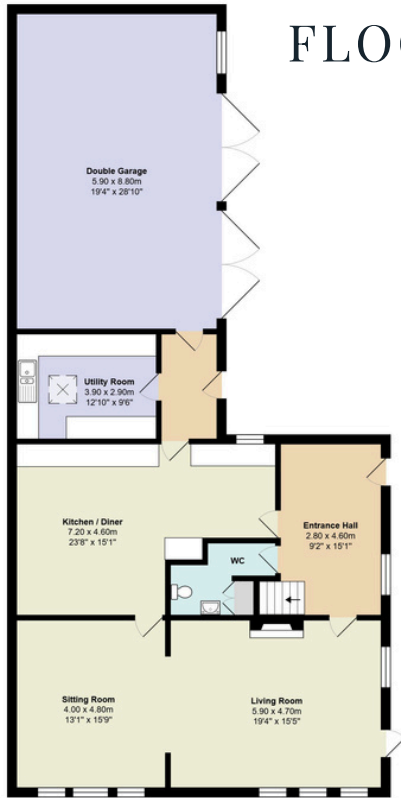


Worcester and Malvern
stations

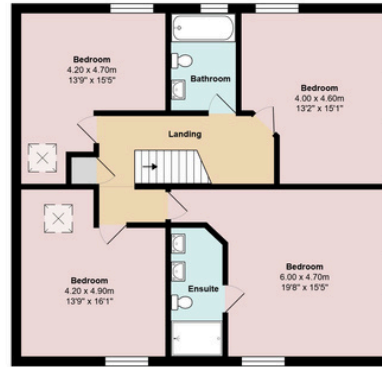




FLOORPLAN



Ground Floor



First Floor

Total Approx Area: 212.0 m² ... 2282 ft² (excluding double garage)

All measurements of doors, windows, rooms are approximate and for display purposes only.

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 the operability or efficiency can be given.



IN A NUTSHELL

- Immaculate barn conversion full of character features with stylish interior design throughout
- Conservation area setting close in the beautiful Teme Valley with Worcester and Malvern close at hand
- Spacious reception hall with exposed brickwork. Refitted cloakroom
- Stunning 19'4 x 15'5 living room opening to an equally impressive sitting room
- Large dining kitchen complemented by a superb utility room. Rear hall
- Four well proportioned bedrooms. Principal bedroom with en-suite shower room. Family bathroom
- Attractive courtyard gardens - tastefully landscaped with raised seating terrace, specimen trees and mature planting
- Gravelled driveway and parking area. Double garage with workshop

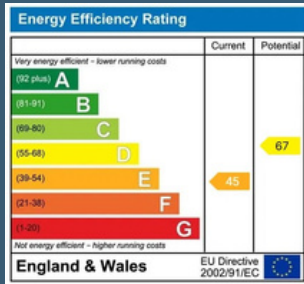
The Nitty Gritty

Mains water
Mains electricity
LPG central heating
Shared private drainage
Maintenance charges apply

Freehold

Malvern Hills District Council
Council Tax Band G

what3words: ///sunbeam.joyously.walls



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