



Linley Green Chapel Linley Green

Worcester | WR6 5RG



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A wonderful three-bedroom detached residence located in the delightful rural hamlet of Linley Green. Linley Green Chapel is an exceptional countryside residence, formerly a chapel that was fully converted in 2006 to retain many original period features.

Location:

Linley Green is a picturesque, rural hamlet within the county of Herefordshire, close to the border of Worcestershire. Surrounding towns and villages offer a wide range of amenities. The nearby village of Whitbourne has a superb public house called The Live Inn and a village shop. Just less than three miles away is the historic market town of Bromyard offering an extensive range of amenities including local butchers and farm shops, filling stations, independent retail shops, pubs, bars and cafés.

Education:

There is superb schooling in the surrounding area of Linley Green Chapel, with the local Brockhampton Primary School holding a “Good” Ofsted rating, just two miles away. The property is within catchment for Queen Elizabeth High School, which also holds a “Good” Ofsted rating. In the independent sector, there is easy access to exceptional private schools, such as Malvern St James for girls, and Malvern College for both girls and boys.

Accommodation Comprising Of:

Entrance hall, cloakroom, kitchen/diner, living area, study/snug, master bedroom with en-suite, two further bedrooms and main bathroom.





Ground Floor Accommodation:

A most spacious and impressive entrance hall with full height to the ceiling welcomes you into this exquisite rural residence, featuring magnificent arched stained-glass windows, and with a door to the cloakroom. The entrance hall leads through to the generously sized kitchen/diner offering tremendous storage with wall and base units. Integrated appliances include a dishwasher, fridge/freezer, washing machine, two eye-level NEFF ovens with a countertop NEFF induction hob. The kitchen island offers further storage, as well as seating and home to a sink and built-in wine cooler. There are fabulous period features in the kitchen/diner and living area, with double height ceiling with characterful beams, further arched stained glass windows, exposed brick columns, and a log burner. Accessed from the kitchen/diner is a versatile room with single aspect and access to outside through double patio doors, which could be utilised as a study or snug. The kitchen/diner, living area and entrance hallway all benefit from underfloor heating, finished with tumbled marble flooring.

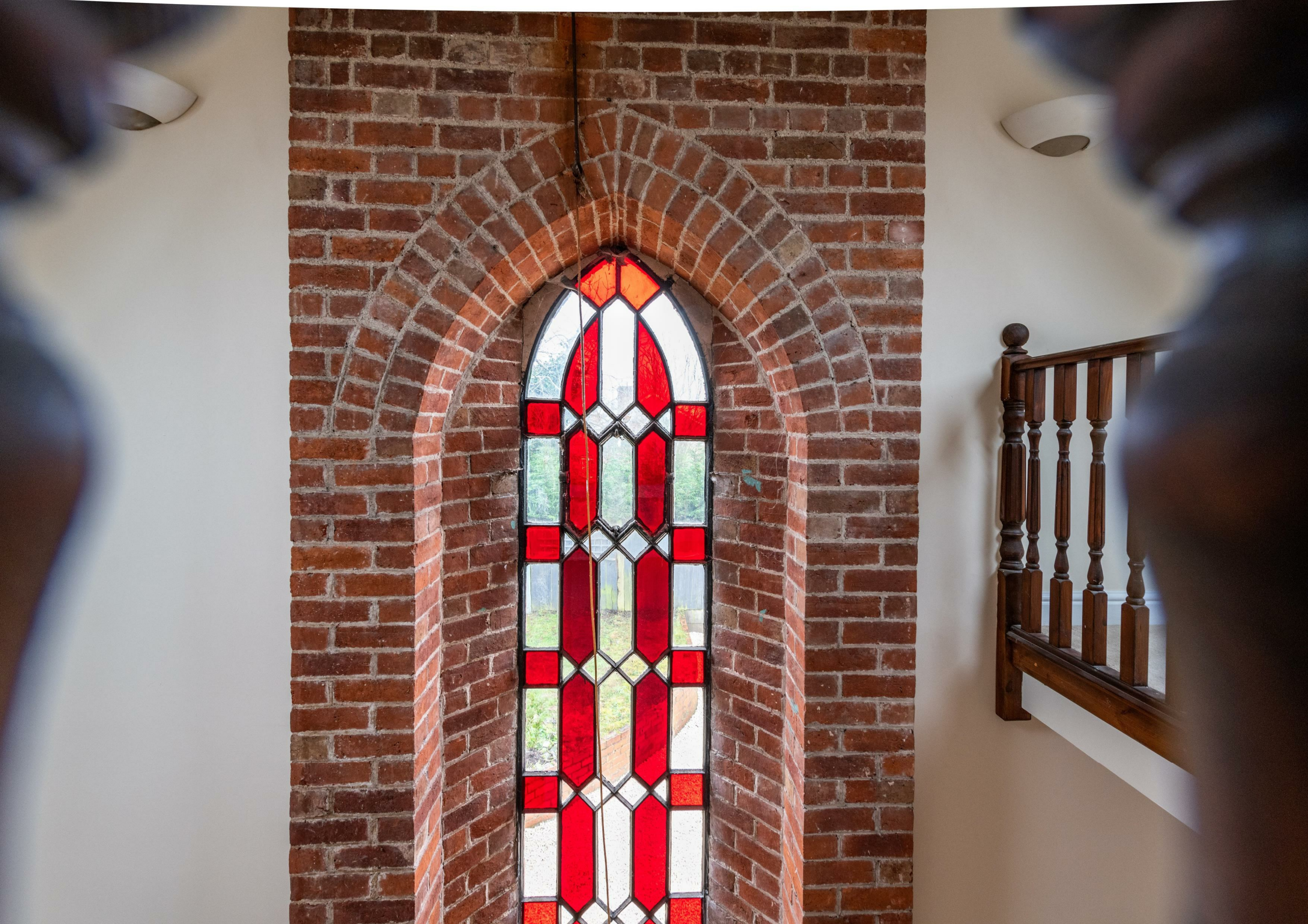
First Floor Accommodation:

A most spacious galleried landing, which could be used as a study/reading area, has doors leading to all three bedrooms and main bathroom, and a Velux window displaying lovely countryside views. The master bedroom is a superb size with a Velux window showing countryside views, and an en-suite comprising of a corner shower, toilet and basin. Bedroom two is a great sized double with a single Velux window, overlooking the front facing countryside views. Bedroom three is a terrific space with a single Velux window. Completing the first floor is the main bathroom comprising of a bath with shower over, toilet and basin.

Outside:

There is a generously sized front and side garden with rural views, consisting mostly of lawn with a delightful patio area perfect for enjoying the outdoors all year round.





Services:

Mains water and electricity. Private drainage. Air source heat pump.

Tenure:

We believe the property to be Freehold

Local Authority:

Herefordshire Council

Council Tax Band:

E

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

Administration Deposit:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

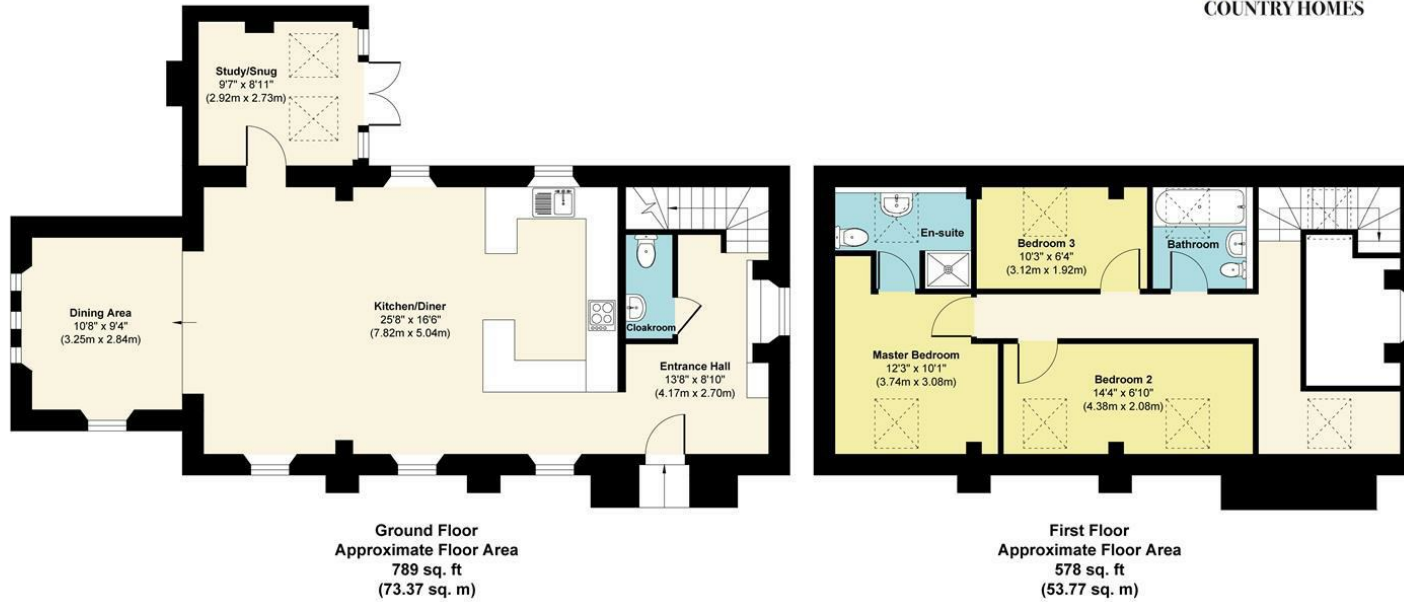
RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.





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FOR SALE

Linley Green Chapel

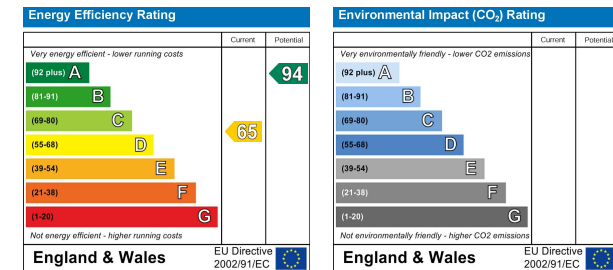


Approx. Gross Internal Floor Area 1367 sq. ft / 127.14 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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