



The Moo's Linley Green Road

Worcester | WR6 5RE



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****LAST ONE REMAINING**** A delightful two-bedroom attached barn conversion, offering fabulous contemporary style living accommodation located in the wonderful rural countryside hamlet of Linley Green.

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. In the surrounding area you will find a range of fabulous places to eat and drink such as Pensons in Tenbury, The Baiting House in Upper Sapey and Holloways in Suckley, as well as the Talbot in Knightwick, which is also home to Knightwick Butchers. 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 approximately three miles away. In secondary education, the renowned The Chantry School is within easy access. 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 local private schools, such as Malvern St James for girls, and Malvern College for both girls and boys.





Accommodation Comprising Of:

Hall, laundry room, kitchen/dining room/sitting area, two double bedrooms with two en-suites. Detached store.

Ground Floor Accommodation:

A well-proportioned entrance hallway with doors leading to bedroom two, the cloakroom/laundry and kitchen/dining room, which all benefit from underfloor heating. To the left of the hallway is bedroom two with delightful front aspect, fitted wardrobes and an en-suite comprising of a single shower, toilet and basin, finished with wall-panelling. The cloakroom/laundry offers terrific storage with wall and base units including a washing machine and tumble dryer finished with Quartz worksurfaces. To the right of the entrance hall is the exceptional kitchen/dining room/sitting area, fabulous for entertaining or relaxing. The kitchen, designed by Elgar Kitchens, with exquisite Porcelanosa tile flooring offers tremendous storage with wall and base units finished with Quartz worksurfaces. Integrated appliances include a dishwasher, fridge, freezer, as well as two eye-level NEFF ovens. The kitchen island offers further storage, as well as seating and an induction hob. The dining room/sitting area is an ideal space for relaxing or entertaining with a delightful log burner, and two sets of French doors to outside. Accessed from the sitting area is the wonderful master bedroom with fitted wardrobes, single aspect with sliding doors to outside and views over the impressive woodland area. The master bedroom benefits from an en-suite comprising of a shower, bath, toilet and his & her's basins, finished with exquisite wall-panelling.

Outside:

There is a tremendous driveway with ample parking for several cars. The front garden consisting of lawn is a lovely area to enjoy the outdoors, with a path to the side of the property overlooking the glorious woodland. Detached from the property is a useful timber store.





Services:

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

Tenure:

We are advised the property is Freehold

Local Authority:

Herefordshire

Agent's Notes:

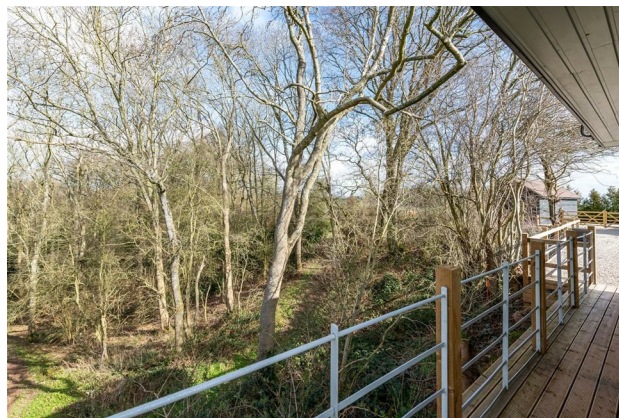
10 Year Build Warranty

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

Administration Deposit:

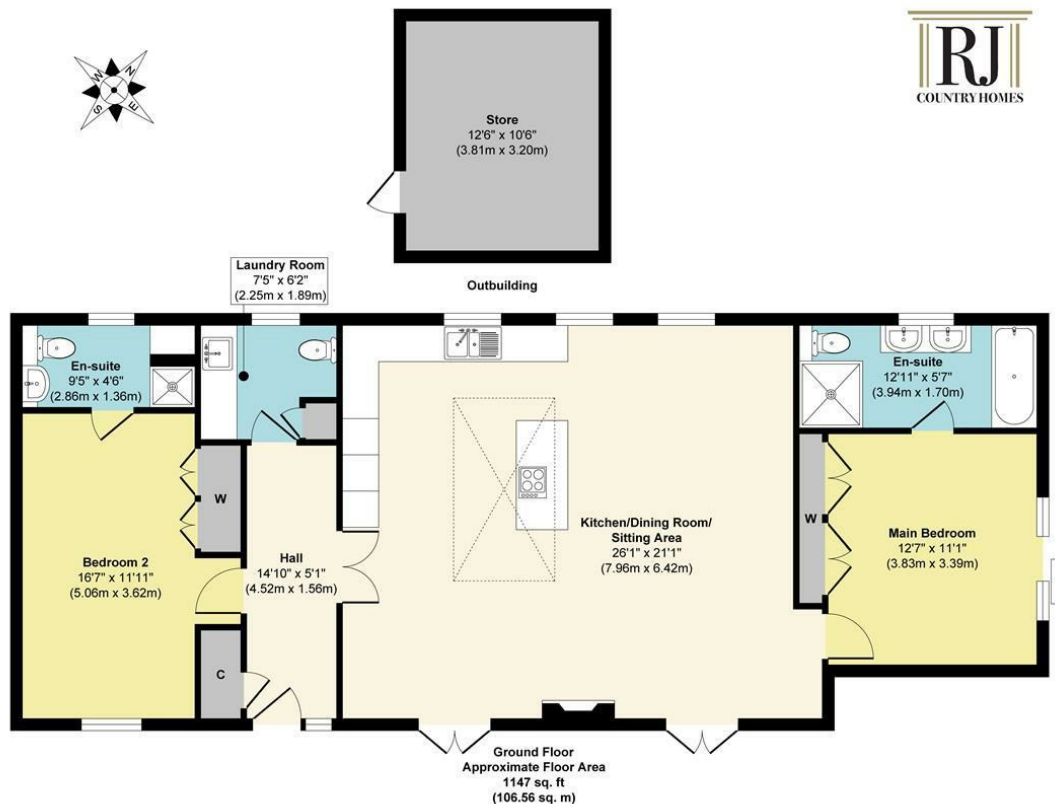
RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained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





The Moo's



Approx. Gross Internal Floor Area 1147 sq. ft / 106.56 sq. m

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

Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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