



# Baymores Dairy Linley Green Road

Whitbourne | Worcestershire | WR6 5RE



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Worcestershire WR6 5RE

An exceptional, individually designed four-bedroom detached new build home that has been thoughtfully designed and finished to a superb specification throughout. This fabulous residence offers luxurious countryside accommodation with contemporary features and technology, located in the picturesque 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, sitting room, kitchen/dining room, laundry room, boiler room, four double bedrooms (including three en-suites) and main shower room. Detached carport, store and summer house/office.





#### Ground Floor Accommodation:

A fabulous oak framed porch welcomes you into this exceptional countryside residence.

The well-proportioned entrance hall features fabulous Porcelanosa tile flooring, with doors leading to the sitting room and kitchen/dining room, the ground floor benefits from underfloor heating. To the left of the entrance hall is the bright and airy sitting room, with Porcelanosa tile flooring, a lovely fireplace home to a log burner, dual aspect and two sets of sliding doors. Porcelanosa tile flooring follows through to the magnificent kitchen/dining room. The fabulous kitchen, designed by Elgar Kitchens, offers tremendous storage with wall and base units finished with Quartz worksurfaces. Integrated appliances include a dishwasher, fridge and freezer, and two NEFF eye-level ovens. The kitchen island offers further storage as well as seating and an induction hob. There is a wonderful seating area with front-facing views, perfect for entertaining. The laundry/cloakroom, also designed by Elgar Kitchens, is a superb and useful space, with a toilet and basin, as well as wall and base units including a washing machine and tumble dryer, finished with Quartz work-surfaces.

#### First Floor Accommodation:

A most spacious landing has doors leading to all four double bedrooms and main shower room. The master bedroom is an impressive space with rear-facing aspect, two sets of fitted wardrobes and an en-suite comprising of a bath with shower over, his & her's basins, toilet and basin, finished with delightful wall-panelling. Bedroom two is another fabulous double with front-facing aspect, fitted wardrobes and an en-suite comprising of a shower with inset shelves, toilet and his & her's basins, finished with delightful wall-panelling. Bedroom three is a wonderful sized double with single aspect, fitted wardrobes and an en-suite comprising of a single shower, toilet and basin, with feature wall-panelling. Bedroom four is a lovely double, with rear aspect and fitted wardrobes. Completing the first floor is the main shower room comprising of a single shower with inset shelves, toilet, his & her's basins, finished with wall-panelling.

#### Outside:

Old Baymores House boasts a generous rear garden consisting of patio and lawned area, with two side accesses to the front of the property, and access through the garden to the driveway. Located in the rear garden is a terrific and versatile summer house/home office. To the front of the property is a superb driveway with parking up to 4 cars.





Detached from the property is a carport for up to two cars.

Services:

Mains water and electricity. Private drainage. LPG heating.

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.







# Old Baymores House

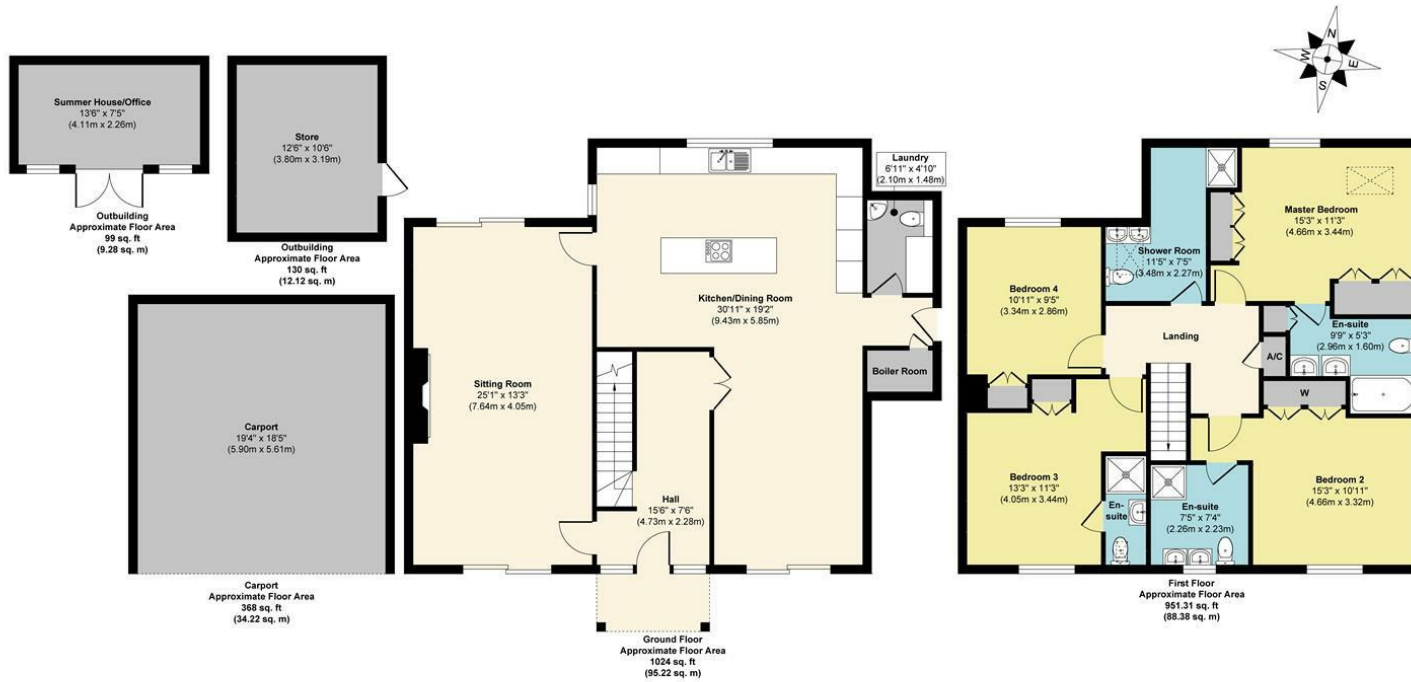


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	83	England & Wales
		76	EU Directive 2002/91/EC

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