



Fir Tree Cottage

Shrawley | WR6 6TP



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A hidden gem and a rare opportunity to acquire a wonderful family home, having been in the same family for over a hundred years, situated in the desirable village of Shrawley.

Location:

This delightful country property was extended 15 years ago to provide additional living accommodation but could be extended subject to necessary planning. It would benefit from further modernisation in some areas of the home. Situated in a quiet country lane in the desirable village of Shrawley, which provides the best of both worlds with glorious countryside views and great access to the nearby motorway networks. There are local rail links to Birmingham, Worcester and a direct train service into London Marylebone close by.

Shrawley village is famous for its 'Bluebell' Walk through Shrawley Woods. Its local amenities include a public house, church and village hall whilst more comprehensive amenities in the nearby towns of Stourport and Bewdley and the cathedral city of Worcester are just a short distance away.

Worcester (8 miles), Cheltenham (34 miles), Birmingham (38 miles). All miles are approximate.

Education:





There is a terrific range of education available in the local area, in both the public and private sectors, including Grimley and Holt Primary School (outstanding ofsted), Great Witley Church of England Primary School and the highly regarded Chantry High School.

In the independent sector there is the Royal Worcester Grammar School, Kings School Worcester, Abberley Hall School, Malvern College and Bromsgrove School.

Accommodation Comprising Of:

Kitchen, sitting room, snug, laundry room, WC, annex/sitting/dining room, three double bedrooms, family bathroom, shower room, separate WC.

Ground Floor Accommodation:

The entrance welcomes you into this traditional rural residence, firstly inviting you into the sitting room with dual aspect windows and a charming window seat to enjoy a view of the garden to the front. There is a feature stone fireplace with log burner. In the snug there is an original range stove which adds a hint to the history of this charming cottage. A door leads you through to the kitchen and laundry room, WC. The kitchen/breakfast room offers a range of wall and base units, eye-level electric oven and microwave above. Electric hob and cooker hood over. The spacious laundry room has space for white goods and a sink. An additional entrance makes this a useful boot room too. To the rear of the laundry room is a WC. A door from the laundry takes you to the fabulous bright and spacious annex/sitting room/dining. This is a most versatile space having been extended from the original cottage approximately 15 years ago. There is an abundance of light from the triple aspect windows and doors leading directly into the conservatory. This is a wonderful area to enjoy the glorious views of the surrounding gardens and countryside beyond.

First Floor Accommodation:

Three double bedrooms make up the first floor accommodation all





having fabulous views of garden and countryside. There is a spacious family bathroom, shower room and separate WC.

Outside:

This property is approached over a driveway to the front of the property and has parking for numerous vehicles. The garden is circa an acre and is laid to lawn and has extremely well established and well stocked flower beds and borders, with an ornamental wishing well and pond a lovely feature. A single garage with doors to the front and rear offering additional storage and potential for converted living/working space subject to planning permission. A five bar gate gives access to the lawned area at the rear of the property.

Services:

Oil fired central heating, private drainage, mains electric and water.

EPC - D

Malvern Hills District Council

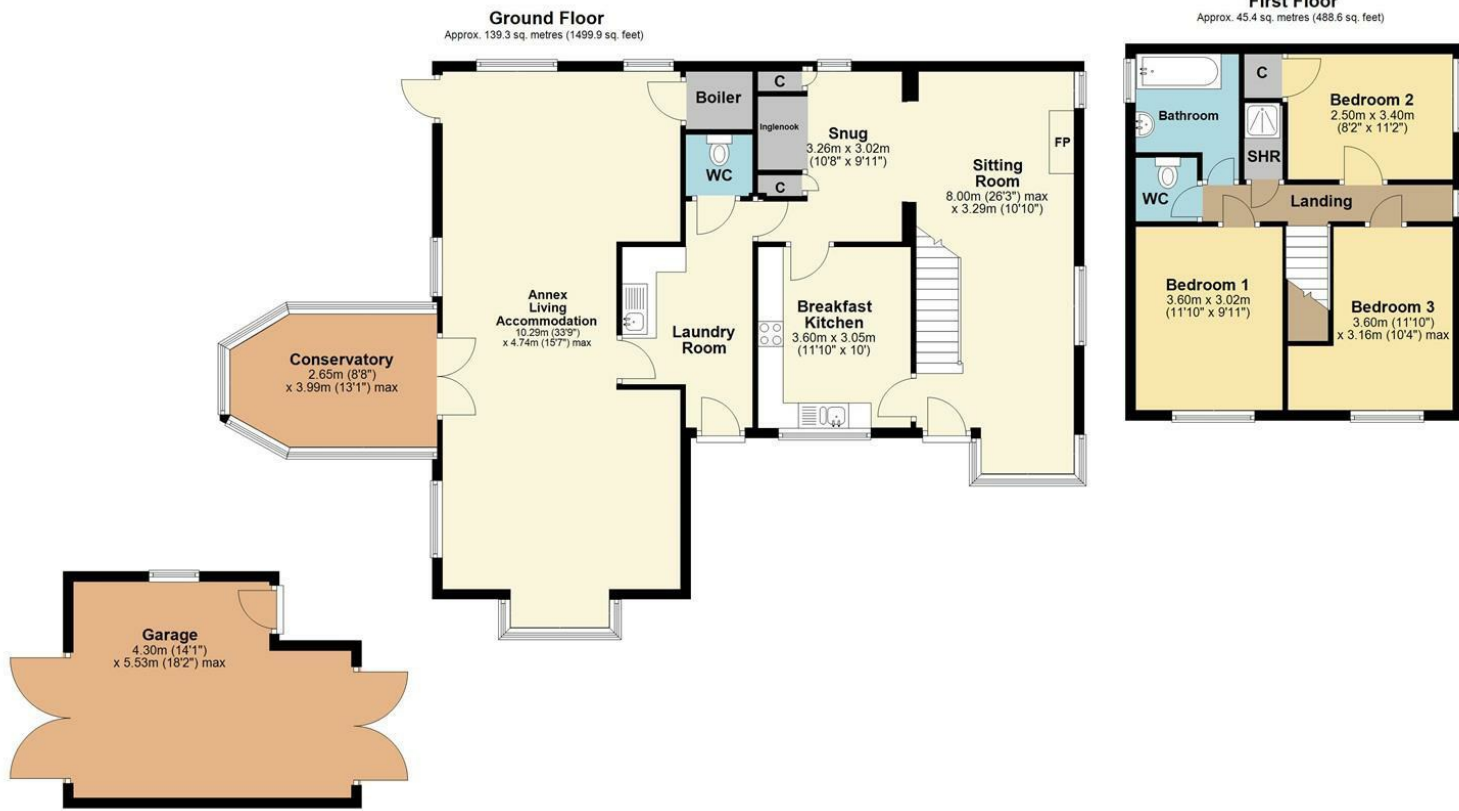
Important Note to Purchasers:

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings of 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.

Viewings highly recommended to appreciate what is on offer. Please call RJ Country Homes on 01905 691043 today.







Total area: approx. 184.7 sq. metres (1988.4 sq. feet)

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 | | 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 | | 86 | 56 |
| | | 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 | |

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