



# Blackmore Cottage

Great Witley | WR6 6JY





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A characterful three bedroom black and white detached cottage with separate double garage and proposed annex over, circa 1.4 acres with adjoining land.

Location:

Local amenities to include a village shop and Post Office, village hall and Doctor's Surgery, located in Great Witley. Surrounding villages such as Martley, Abberley and Stanford Bridge offer further amenities such as a butcher and farm shop, and a variety of public houses with many an option for countryside walks, horse riding and other country pursuits. Approximately 11 miles away is the historic Cathedral City of Worcester offering further extensive amenities including hospitals, bars, restaurants, and cafés, as well as cultural and sporting venues.

Worcester (11 miles), Hereford (26 miles), Birmingham (30 miles), Cheltenham (35 miles). All miles are approximate.

Education:

There is a high quality of schooling close by, in both the public and private sectors, including the catchment schools of 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 and Kings School Worcester.









### Accommodation:

Entrance porch way, hallway, w/c, kitchen dining area, sitting room leading into snug, three bedrooms, bathroom, separate double garage with separate entrance to a proposed one bedroom annex.

### Ground floor accommodation:

As soon as you enter the cottage you get a lovely sense of the cosy charm on offer throughout, with an abundance of wall and ceiling beams and delightful countryside views. In need of modernisation.

The hallway has doors leading to a w/c, kitchen and dining area and large sitting room with log burning effect stove via LPG fuel. This room leads into a snug area.

### First Floor accommodation:

The landing leads to all three bedrooms and bathroom. All three bedrooms have dual aspects with fitted wardrobes to bedroom one and two and a cupboard in bedroom three.

### Outside:

The well established garden offers an array of trees, shrubs and plants with adjoining field.

The double garage was constructed in the 90's and benefits from a separate entrance with stairwell leading to a proposed one bedroom annex.

The land adjoining the property could be utilised for equestrian purposes.









Services:

Mains electricity, LPG heating and septic tank. Well water.

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.





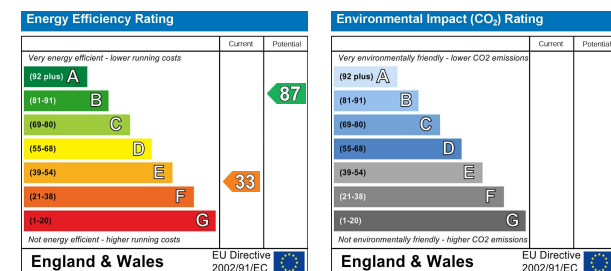






Total area: approx. 202.5 sq. metres (2179.5 sq. feet)

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.



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