



Allan Morris
estate agents

**Teme Cottage, Teme Lane, Leigh, Worcester,
Worcestershire, WR6 5JY**

 **MAYFAIR**
OFFICE GROUP

Teme Lane, Worcester, WR6 5JY

Teme Cottage is a unique property with huge scope to develop the outbuildings with a number of options available to prospective buyers. The property sits on a plot of about an acre, in a secluded semi-rural location in the village of Leigh, which is accessible to Malvern and Worcester. The main house is a well proportioned detached family home, with hallway, sitting room, dining room, snug sitting room, large kitchen dining room, utility room, wc, five bedroom, master with an en-suite shower room, bedroom two with a dressing room, as well as a family bathroom. There is a detached double garage, with an independently accessed large loft room, that has potential as accommodation or home office. In addition is a further detached single storey building, built as workspace, but has huge potential as a bungalow annex, subject to appropriate permissions. This out building comprises of four rooms, with power connected, also could be utilised as a workspace for businesses. Set in delightful gardens, laid to lawn, with a large timber summer house, gated driveway and rural peace and privacy, this property offers lots of scope as a package of multigenerational living, or running a business from home. With no onward chain, this is an opportunity not to be missed.



ACCOMMODATION - MAIN HOUSE

ENTRANCE HALL

Wooden front door, side facing uPVC window, radiator, slate tile floor, spot lighting, stained glass internal door to:

INNER HALL

Side facing uPVC window, spot lighting, slate tiles continue, double doors.

BREAKFAST KITCHEN 18'9" x 16'6" (5.72m x 5.03m)

Three aspect uPVC windows overlooks the gardens, side facing uPVC door. Range of wooden eye and base level units, wood effect worktops and granite worktops, gas range cooker, built-in dishwasher, space for fridge freezer, slate tile floor, wine cooler, spot lighting, radiator, display cabinets.

INNER HALLWAY

Rear facing uPVC door, ceiling beams, continued slate floor, radiator, door to:

WC

Rear facing obscure uPVC window, low level WC, fitted furniture with inset sink, radiator, tiled walls.

UTILITY 9'0" x 11'10" (2.76m x 3.62m)

Side facing uPVC window, range of low level units, wood effect work top, space and plumbing for washing machine and other appliances, floor mounted LPG gas boiler, spot lighting.

DINING ROOM 15'4" x 12'6" (4.69m x 3.82)

Front facing uPVC window, radiator, oak floor, stairs to first floor, ceiling beam, double doors to:

SNUG 11'10" x 11'10" (3.62m x 3.62m)

Front facing uPVC window, side facing porthole window, log burner effect gas fire and wooden mantle surround, oak floor, radiator, television point.

SITTING ROOM 21'2" x 16'9" (6.46m x 5.13m)

Multi aspect with front and side facing uPVC windows, large rear facing windows and door with fitted shutters, cast iron log burner with brick built surround, exposed beams, oak floor, television point, broadband point.

FIRST FLOOR - LANDING

Wooden spindle banister, loft access, spot lighting, airing cupboard, split level with step up to:

BEDROOM ONE 13'8" x 16'9" (4.17m x 5.13m)

Dual aspect front and side facing uPVC window, radiator, television, Cat 5 points, spot lighting, large walk-in cupboard, door to:

EN SUITE 7'3" x 13'2" (2.21m x 4.03m)

Rear facing uPVC window, double shower cubicle, low level WC, wash basin, storage, radiator, tiled walls, extractor fan and spot lighting.

BEDROOM TWO 15'3" x 16'6" (4.67m x 5.03m)

Side and rear facing uPVC windows, two radiators, Cat 5 network point, spot lighting.

DRESSING ROOM/STUDY 9'11" x 16'6" (3.03m x 5.03m)

Side facing uPVC window, three built-in double wardrobes, spot lighting, loft access, radiator, door to:

BEDROOM THREE 11'10" x 11'9" (3.62m x 3.60m)

Front facing uPVC window, radiator, telephone, television and cat 5 points, ceiling fan.

BEDROOM FOUR 8'7" x 11'10" (2.62m x 3.63m)

Front facing uPVC window, radiator, television and cat 5 points.

BEDROOM FIVE 9'0" x 8'0" (2.76m x 2.45m)

Side facing uPVC window, radiator, cat 5 point.

BATHROOM 5'5" x 12'6" (1.67m x 3.83m)

Rear facing uPVC window, p shaped bath and rainfall shower over, low level WC, wash basin, heated towel rail and radiator, storage, tiled walls, spot lighting and extractor fan.

OUTSIDE**GARDENS**

With a gated driveway, that provides off road parking for several vehicles. The block paving extend to the rear of the property and provides a large private and sunny rear terrace patio seating area. Gardens further extend to just under an acre, enclosed by timber fencing, laid to flat lawns with conifer and laurel hedging and trees. Large timber summerhouse with power and light and water connection close by.

GARAGE 21'8" x 21'7" (6.61m x 6.58m)

Detached double garage with twin double wooden doors, power and light.

LOFT ROOM 21'8" x 21'7" (6.61m x 6.58m)

Two rear facing Velux window, power and light - potential office or accommodation. small side room has potential to use as a bathroom/ensuite.

OUTBUILDING/ANNEX

Detached large single storey building, built as a store and warehouse, with future development in mind, ideal set up to convert to office space or a bungalow annex. Comprising of 4 rooms, with an entrance hall area - power and light in all rooms and double glazed windows to three aspects.

Room One 24'7" x 20'2" (7.50 x 6.15m)**Room Two 9'6" x 18'10" (2.90 x 5.75)****Room Three 13'10" x 18'10" (4.22m x 5.75m)****Room Four 12'0" x 14'8" (3.67m x 4.48m)****Room Five / Store 13'4" x 6'4" (4.08m x 1.95m)****DIRECTIONS**

From Worcester take the A4103 to Hereford. In Bransford there is a roundabout by the Bank House Hotel, turn right signed to Leigh and Suckley. In

Leigh continue past the church, over the bridge and up the hill. Turn right at the grass triangle into Dingle Lane, follow the lane for a short distance and take the right turn onto Teme Lane. The property will be found after about 400 yards and the gate for Teme Cottage will be on the left hand side, indicated by the For Sale sign.

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Alfrick 2 miles

Great Malvern 5.5 miles

Worcester 5 miles

M5 (J7) 8.5 miles

ADDITIONAL INFORMATION

Tenure: We understand the property to be Freehold but this point should be confirmed by your solicitor.

Fixtures and Fitting :Only those items referred to in these particulars are included in the sale price.

Services: LPG fired central heating, electricity and water are connected.

Drainage is via a private, modern septic tank. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

Outgoing: Local Council: Malvern Hills District Council on 01684 862151 at the time of marketing the Council Tax Band is: G

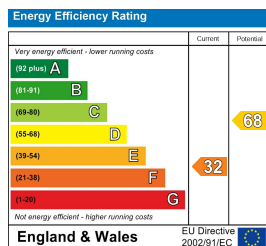
EPC Rating - Current: F32 Potential: D68

ASKING PRICE - £950,000



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

EPC



Material Information Report



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