



Allan Morris
estate agents

**Brook End House, Stocks Lane, Leigh Sinton,
Malvern, WR13 5DY**

 **MAYFAIR**
OFFICE GROUP

Stocks Lane, Leigh Sinton, WR13 5DY

This charming half-timbered cottage is situated on the outskirts of Leigh Sinton village. Surrounded by beautifully maintained gardens, the property offers a peaceful countryside setting with ample outdoor garden space, private driveway, with the wonderful addition of 2 paddocks directly to the rear totalling around 2.95 acres overall, perfect for those looking to have animals or horses within sight of the house.

The cottage is full of quirky charm and history with exposed beams and timbers, stone built fireplaces and delightful outlooks from all the windows. The accommodation comprises; entrance hallway, sitting room with fireplace, open plan to a second reception room/snug, country kitchen with electric Everhot stove and space for a large kitchen table, study, utility, boot room, downstairs bedroom and shower room, stairs lead you up to the first floor that has a large landing space, with three double bedrooms and a family bathroom, with staircase up to two useful loft rooms. A cellar, accessible via outdoor steps, offers further storage. Outside, the cottage is approached via a long, gated driveway that leads you up to the property. The garden wraps around the home and includes extensive lawns, flower beds, and hedgerow-bordered land with scenic views. To the side is an outbuilding that would be ideal as a home office or outside entertaining area with an attached covered seating area.

Directly to the rear are two interconnecting paddocks, laid to grass and offering ideal grazing for animals and horses.

This not listed property blends period charm with modern updates and offers a versatile and flexible living layout suitable for family life but also with independent living needs—set in a tranquil semi-rural location, with a splendid parcel of land, but within a very short distance from Malvern, Worcester and transport connection. Must be seen.



LOCATION

Leigh Sinton offers a range of facilities and very good connections to Malvern, Worcester and Hereford. With a highly regarded primary school, village store and a Post Office, a popular Public House. The Bank House Hotel, golf course and spa is in the neighbouring village of Bransford 1 mile away. Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

ENTRANCE HALL

Original wooden door opens to hallway, two side facing double glazed windows, radiator, exposed beams and stone work, opens to:

SITTING ROOM

Front facing uPVC window, original recessed fireplace with ornate Oak beam over, Cast Iron wood burner, exposed timbers and beams, television point, open plan to:

SECOND RECEPTION ROOM / SNUG

Dual aspect, front facing and side facing double glazed window, Cast Iron wood burner (not working), panelling to the wall.

DINING KITCHEN

Front facing uPVC window, modern fitted kitchen, wood blend worktops, inset sink and drainer unit, electric Everhot range cooker, exposed beams and floor, wooden latched door to:

UTILITY

Rear facing double glazed window, sink and drainer unit, plumbing for washing machine, floor mounted oil-fired boiler, exposed timbers, door to:

BOOT ROOM

Rear facing double glazed window, side facing wooden door to outside, radiator, tiled floor, door to:

GROUND FLOOR SHOWER ROOM

Side facing obscure window, corner shower cubicle, low level WC, wash basin, tiled floor, radiator.

INNER HALL

With built-in storage. Door to:

GROUND FLOOR BEDROOM FOUR

Dual aspect, front and side facing double glazed window, radiator, exposed timbers.

STUDY AREA

Rear facing double glazed window overlooking the paddocks, exposed timbers, two radiators, door to utility, door to:

REAR LOBBY

Side and rear facing double glazed windows, radiator, exposed beams, stairs to first floor.

WC

Rear facing double glazed window, low level WC, wash basin, radiator.

FIRST FLOOR LANDING

Built-in storage cupboards, exposed period beams and timbers, radiator, open staircase to two loft rooms. Door to:

BEDROOM ONE

Front facing double glazed window overlooking the frontage, over stairs storage cupboard, radiator.

BEDROOM THREE

Front facing double glazed window, recessed storage area, exposed timbers and beams.

BEDROOM TWO

Dual aspect, side and front facing double glazed window, bedroom fireplace, large storage cupboard/wardrobe, radiator, views, exposed beams and timbers.

BATHROOM

Side facing windows, panel bath, low level WC, wash basin, radiator, exposed beams.

OUTSIDE

Gated entrance to the driveway, laid to stone chipping and leading you up to the property which sits in an elevated position, large Cherry blossom tree, central feature with

millstone and lamp, front garden planted with decorative and flowering shrubs and flowering boarders with a water feature. Flanked by natural material fencing, rest of the lawned garden extends to the side and the rear, externally sited oil tank.

To the side of the property is a timber outbuilding, set up as an entertaining space/home pub, but could be utilised in a number of other ways such as a home office, with a timber pergola structure over patio seating area for entertaining or summer shade, as well as a private side garden, with a variety of fruit trees and a brick outside store.

PADDOCKS

The property has two paddocks of approximately 2.5 acres, directly to the rear and overlooked by the property but not overlooked by anyone else. Interconnecting gate and enclosed by stock fencing. NB; there is a public footpath, rarely used but crossing the paddocks.

DIRECTIONS

From Malvern, follow the Worcester Road straight down though Malvern Link until you reach the last large roundabout. Go straight across at the large roundabout and take the first left off the Worcester Road, go past the Swan Inn on your left-hand side and take the next left onto Stocks Lane. Follow Stocks Lane for about a mile, crossing over the railway level crossing, and past the narrowing section of the lane. As you approach the village, the property can then be found on the right-hand side, indicated by the For Sale notice. Please park on the driveway. Viewings are by appointment only via the selling Agent, Allan Morris in Great Malvern. 01684 561411 or via malvern@allan-morris.co.uk

ADDITIONAL INFORMATION

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

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. Central heating is Oil Fired. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: F

ENERGY PERFORMANCE RATINGS: Current: F35 Potential: C72

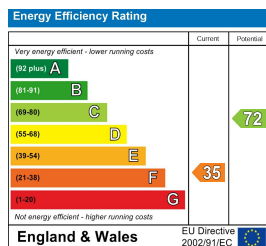
AGENTS NOTE: The adjoining building is a former kennels and is to be retained by the vendor and converted into a residential property.

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270

ASKING PRICE - £795,000



EPC



Material Information Report



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;





