



Alcester Road, Inkberrow, WR7 4HN

Guide price £675,000

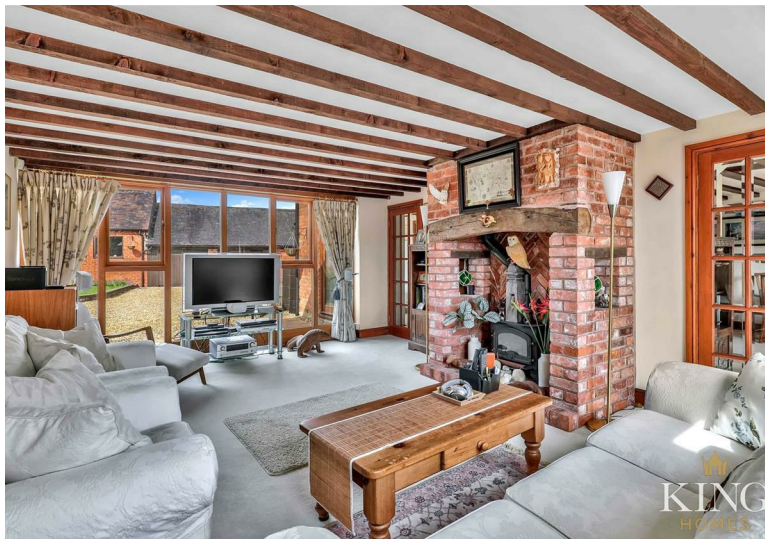
  
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2,417sq ft \*\* DELIGHTFUL CHARACTER COTTAGE \*\* EXTENSIVE LIVING ACCOMODATION \*\* THREE LARGE DOUBLE BEDROOMS \*\* THREE EN-SUITES \*\*CHARM AND CHARACTER FEATURES \*\* IMPRESSIVE OUTBUILDINGS \*\* OFFICE \*\* DOUBLE GARAGE \*\* WORKSHOP \*\* INKBERROW \*\* FANTASTIC COUNTRYSIDE VIEWS \*\*

Recently replaced Idigbo hardwood doors and windows.

Perfectly combining the past with the present and immaculately presented throughout, this period cottage, known as Barn Owl Cottage, doesn't disappoint, nor does it fall short of charm and character features. The property is not listed, and includes impressive outbuildings There are Idigbo hardwood double glazed windows fitted throughout. The property offers generous accommodation set over 2 floors. Including expansive living room, Kitchen, Dining room, utility, downstairs W.C. Three impressive bedrooms each with their own en-suite. Detached double garage, workshop and office. Inkberrow primary school is Ofsted rated OUTSTANDING. Also St Augustine Catholic High School and Alcester Grammar School locally are both rated OUTSTANDING.





Barn Owl Cottage is a sympathetically and attractively converted barn, retaining a wealth of exposed beams and period features exhibiting charm and character that is rarely found. Offering approx 2,417 sqft of living space including three well proportioned double bedrooms. The property is set within an excellent plot and is nestled in the delightful village of Inkberrow, that is highly recognised as the UK's prettiest village. The property boasts mature gardens and fantastic countryside views.

Ground Floor - Idigbo hardwood & obscure glazed front door welcomes you to the reception hall with double panelled radiator, beamed ceiling, good sized walk-in understairs cupboard for hanging cloaks, shelving, light, central heating radiator, and housing the alarm system. Door off to Fitted Cloakroom comprising Victorian style suite with low flush w.c., pedestal wash hand basin with tiled splashback, extractor fan, central heating radiator, Multi-paned glazed door to the Impressive Living Room and also to an Extensively Fitted Kitchen.

Kitchen – Integrated Fridge, Freezer and Neff Dishwasher. One and a half bowl drainer sink with chopping board and French style mixer tap. Stoves gas hob with electric oven beneath, extractor hood over set in a tiled canopy with complimentary ceramic tiling to the units, double wall cupboard and a further range of matching base units with wine/bottle rack, tiled worktop extending to a shaped breakfast bar with a wall mounted glass fronted cabinet with lights and end display shelving. Telephone point, TV arial point, double paned central heating radiator. Multi paned glazed door to utility and double multi-paned doors to dining room. Windows over open countryside.

Fitted Utility – Single drainer sink and tiled splashback, base unit beneath set into work surface with plumbing for washing machine, further ample storage space. Recently replaced wall mounted Baxi 635 boiler, radiator, Idigbo hardwood window and stable-door giving access to the parking area and garaging. External cold water tap.

Dining Room – L shaped, two central heating radiators and large walk-in understairs cupboard with lights and shelving. Three windows overlooking charming courtyard private garden and patio area, multi-paned glazed doors to kitchen and impressive living room.

Living Room and the heart of the house. Features Idigbo hardwood floor to ceiling panelled windows to both aspects and ceiling beams. Impressive standout feature inglenook fireplace with a gas cast iron fire that could be converted to a log burner. Inglenook with lights and oak beam over and two open display niches, two double central heating radiators, two TV points and satellite point. Double Doors out to the private South-facing enclosed walled patio and garden area with two cannons (allegedly from the battle of Trafalgar) set into the wall. Multi-paned glazed doors back to the Dining Room and Hallway.

Dogleg custom made staircase with spindle bannisters leading to Three

way landing with steps off three ways leading up to the bedrooms.

Landing – vaulted beamed ceiling, substantial wall beams and attractive spot lighting.

Master Bedroom - Vaulted ceiling with substantial beams, access hatch to roofspace, range of fitted wardrobes providing hanging, shelving and storage. Three quarter height shelved storage cupboard, two double panelled radiators. Run of Idigbo hardwood windows to front and rear, velux roof light with blackout blind, telephone point, TV aerial point. Door off to: Ensuite shower room. Half tiled in white complimenting Victorian style suite comprising low flush w.c., pedestal wash hand basin, separate tiled shower with Mira shower and sleek glass shower enclosure, extractor fan, central heating radiator, radiator, velux roof light.

Bedroom 2 – Vaulted ceiling with beamed eaves, overhead spot lighting, double panelled central heating radiator. Useful deep recess for dressing table and shelving. Door off to useful built-in cupboard with hanging and storage space and radiator. Large Velux window with blackout blind to side. Door off to: Ensuite - Half tiled in white complimentary tiling, comprising Victorian style suite in white with panelled bath, low flush w.c., pedestal wash hand basin, extractor fan, overhead spot lighting, radiator, substantial wall and ceiling beams.

Bedroom 3 – Vaulted ceiling with beamed eaves, large velux window with blackout blind, central heating radiator, further window overlooking parking area and garage block. Door off to built in wardrobe with radiator, hanging rail and shelving. Further door off to: Ensuite – being half tiled in complimentary ceramic tiling, comprising Victorian style suite with low flush w.c., pedestal wash hand basin, separate tiled shower with Mira shower and sleek glass shower enclosure, central heating radiator, overhead spotlighting, overhead cupboard for storage and velux Rooflight.

#### OUTBUILDINGS

An impressive detached outbuilding enhances the allure of this remarkable property, featuring a detached double garage, workshop, and spacious office, adding both practicality and charm to the overall appeal.

#### OUTSIDE

An impeccably maintained driveway guides you to the cottage. As you proceed, the driveway splits, with the cottage appearing on the right and the outbuildings to the left. Ample parking awaits, and a verdant lawn sprawls out in front, bordered by charming hedging. Towards the rear, a private oasis awaits, enclosed by sturdy stone walls. This area is designed for low maintenance, featuring a Cotswold stone patio and central pathway with delightful bluebell rockery on both sides of the central pathway.

#### LOCATION INKBERROW

This village in the heart of the countryside is lined with chocolate box houses and miles of beautiful walks through the picturesque surroundings. Inkberrow and its surrounding villages are packed full of charm and serenity. Inkberrow is fortunate in benefiting from various valuable amenities. Village Church, St Peters Church. Inkberrow Primary School, taking children up to the age of 11. Two Pubs, The Bulls Head and The Old Bull, along with the Forge Shop and Village Post Office, Village Hall, Church Hall, and several Sports Halls. There is a large Playing Field, Millennium Green and Children's Play area. Inkberrow is believed to be the inspiration for Ambridge, the setting of BBC Radio 4's long-running series, The Archers. Inkberrow village is located on the A422 between Worcester and Stratford upon Avon and is less than an hour's drive from Birmingham.

#### Hall

**Living Room** 19'2" x 14'1" (5.85m x 4.30m)

**Dining Room** 17'6" x 15'3" approx max (5.35m x 4.65m approx max)

**Kitchen** 14'3" x 10'10" max (4.35m x 3.32m max)

**Utility** 5'4" x 10'10" (1.65m x 3.32m)

#### W.C

#### Landing

**Bedroom 1** 18'7" x 12'4" (5.67m x 3.76m)

#### En-suite

**Bedroom 2** 10'2" x 15'10" (3.11m x 4.85m)

#### En-suite

**Bedroom 3** 9'7" x 11'2" (approx) max (2.93m x 3.41m (approx) max)

#### En-suite

**Double Garage** 15'4" x 19'11" (4.68m x 6.09m)

**Workshop** 15'0" x 10'10" (4.58m x 3.32m)

**Outbuilding/Office** 15'0" x 20'4" (4.58m x 6.20m)







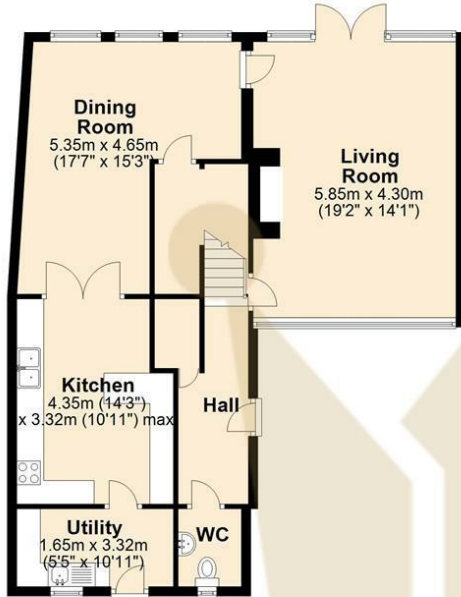


  
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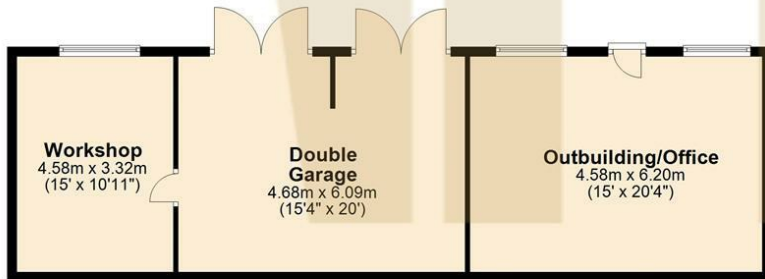
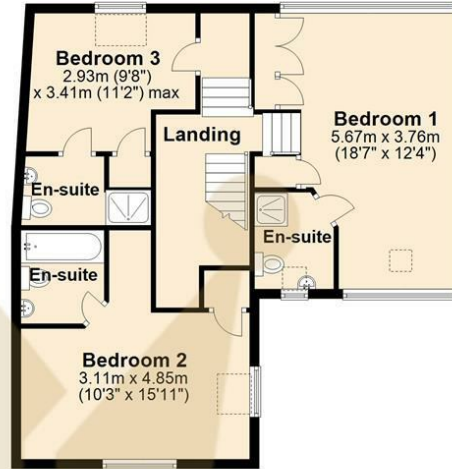
### Ground Floor

Approx. 153.6 sq. metres (1653.2 sq. feet)

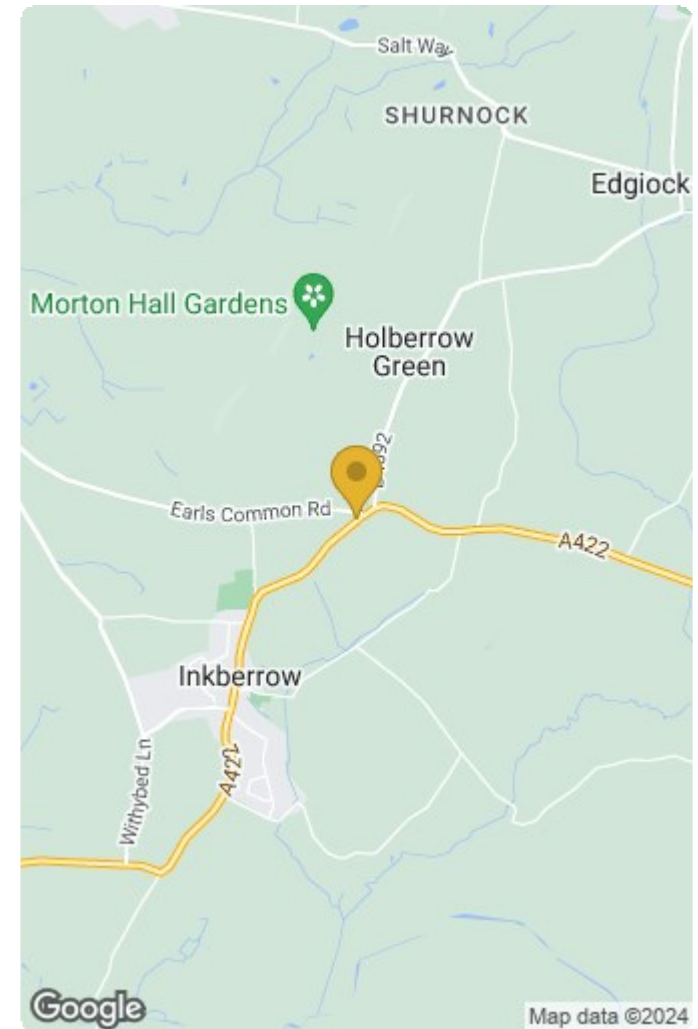


### First Floor

Approx. 71.0 sq. metres (763.9 sq. feet)



Total area: approx. 224.6 sq. metres (2417.2 sq. feet)



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

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