

Andrew Grant
PRESTIGE & COUNTRY



The Coach House

Pensax, WR6 6XJ

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Pensax Court, Pensax, WR6 6XJ

5 Bedrooms 4 Bathrooms 2 Reception Rooms

“Impeccably renovated coach house in Pensax, amidst breathtaking countryside...”

Scott Richardson Brown CEO

- A carefully restored Grade II listed Coach House exuding timeless charm and captivating curbside appeal.
- Sleek and contemporary kitchen serving as the heart of the home with expansive open plan living and dining area, ideal for cosy family evenings and intimate gatherings.
- Three luxurious ensuite bedrooms generously proportioned to ensure privacy and ultimate relaxation.
- Spacious double garage with its own loft, offering both storage solutions and limitless possibilities.
- Additional driveway space provides ample parking, extending a warm welcome home with privacy and effortless convenience.

2929 sq ft (272.1 sq m)





The kitchen

The kitchen has quarry-tiled flooring, shaker-style cabinets and white quartz countertops. High-end appliances, including a Neff double oven, Neff microwave, built-in dishwasher, built in fridge and freezer, and four-zone induction hob elevate the space. The inset Belfast sink with dual-handle chrome mixer tap and built-in boiling water function, paired with large paned windows, seamlessly blend style with functionality.





The living and dining area

This exceptionally spacious dual-aspect room is flooded with natural light from several large windows overlooking the front garden. Enhanced by grey oak-effect laminate flooring, it exudes a sense of spaciousness and modern elegance. A charming exposed brick

feature wall and brick mullion windows add a touch of timeless allure. Completing the ambiance are traditional-style modern column radiators and a woodburner, creating a cosy atmosphere ideal for family nights in and entertaining alike.





The snug

Adjacent to the open plan living dining room, stairs lead down to a charming reception space with a log burner and separate rear garden access, along with under-stairs storage. The log burner sits on a large brick and quarry tiled hearth, with a rear brick mullion window adding character to the space.



The shower room

Completing the downstairs is a shower room equipped with a close-coupled white WC, a vanity washbasin with a two-handle mixer tap in chrome, a large rectangular shower enclosure with a Mira Decor electric shower and a chrome towel warmer.



Bedroom one and ensuite

Upstairs to the galleried landing, you will find the beautiful spacious master bedroom to your left, fully vaulted with exposed beams and trusses. It boasts a floor length window offering views of the garden and ample storage space. The ensuite includes a WC, washbasin with a chrome two-handle mixer tap and a double-ended bath with a central bar shower mixer.





Bedroom two and ensuite

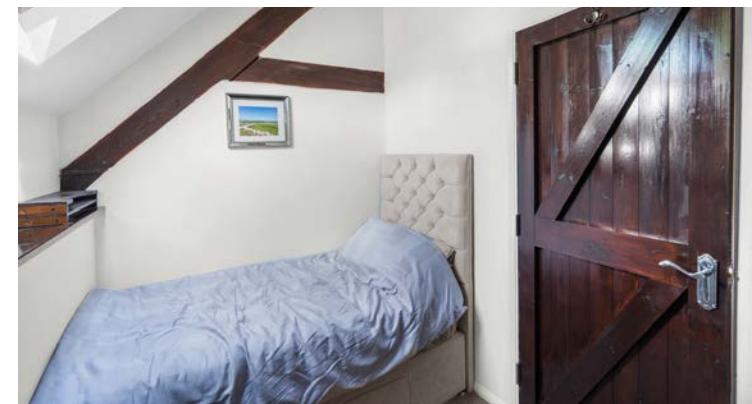
Bedroom two offers another generously sized double bedroom, enhanced by a large window providing views of the rear garden. Exposed brick and a fully vaulted ceiling with timbers add to its character.

The ensuite features a close-coupled WC, a vanity washbasin unit with a two-handle chrome mixer tap, and a rectangular shower enclosure with a Mira Decor electric shower.



Bedroom three and five

Above the second reception room, stairs lead to a spacious double bedroom and a cosy single. The single bedroom boasts a vaulted ceiling and a Velux window. The double bedroom features characteristic beams, a window with views of out to the left of the property and a versatile area suitable for a study or walk-in wardrobe.





Bedroom four

Off the splendid galleried landing is bedroom four. This charming room has a window out to the rear garden and a Velux skylight, both inviting in plenty of natural light. Complete with vaulted ceilings and characteristic beams, this bedroom exudes rustic charm and tranquility.





Jack & Jill ensuite bathroom

The Jack and Jill style en-suite bathroom is accessible from both bedroom three and the landing. It features a vinyl tile floor and a fully vaulted ceiling with feature beams. The bathroom suite includes a white bath with grey wood-panel siding, a glass shower screen, shower mixer in chrome, white pedestal washbasin with chrome pillar taps and a white close-coupled WC.



The garden

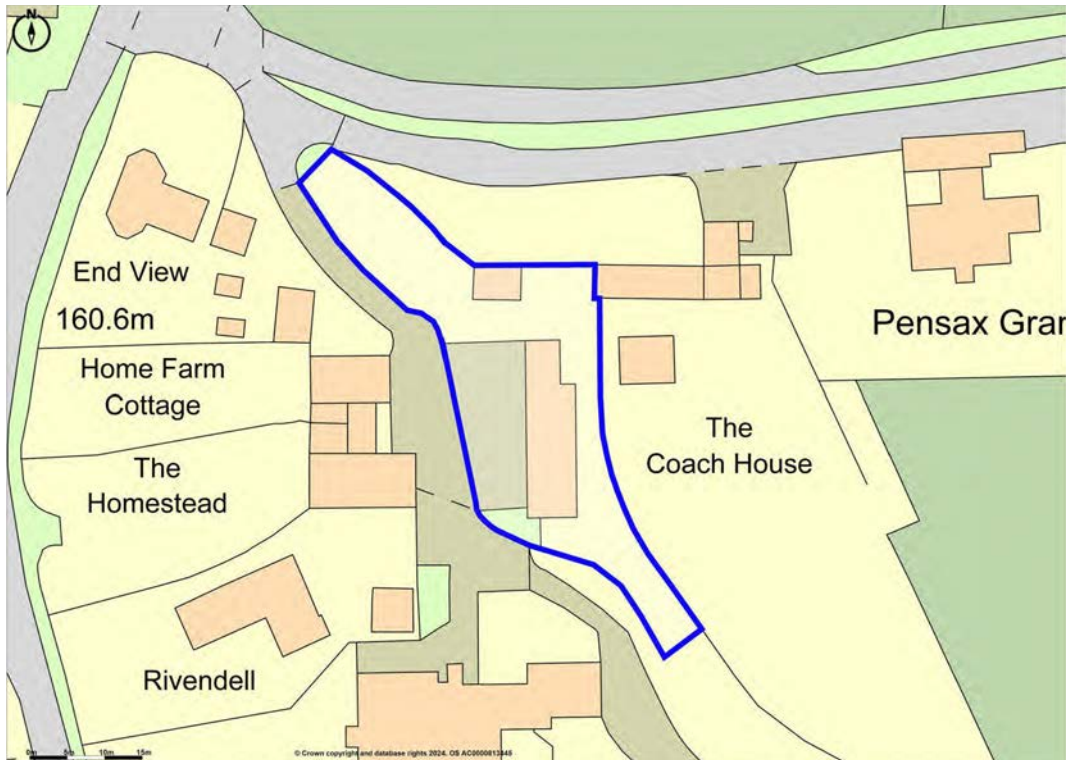
To the right of the property, gated access leads to a charming block-paved patio area directly accessible from the kitchen, extending onto a small lawn. Descend further to another private patio, ideal for alfresco dining and currently hosting a hot tub.

Raised, painted wooden borders adorn this area, abundant with mature plants and flowers. Follow the gravel path to the rear of the property, that links back to the driveway and garage, where an additional lawn and seating area await.



The garage and driveway

The gated block-paved driveway offers a space for additional parking, has the potential to be significantly extended if required and includes an electric 7 kW charging point. The large brick-built double garage has a tiled roof, power and lighting whilst a mezzanine loft provides ample storage.

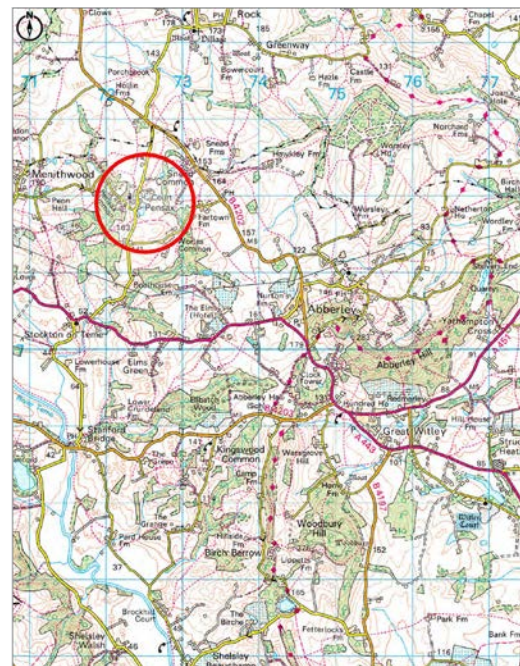


Location

Pensax is a small village located in Worcestershire, known for its picturesque countryside setting and historical charm. It is situated near the border with Shropshire and offers rural tranquility.

This agricultural village is adorned with traditional country homes and a storied church, surrounded by rolling fields and woodlands, perfect for outdoor enthusiasts.

Residents enjoy a peaceful lifestyle amidst nature, yet remain close to urban conveniences with easy access to Worcester, Tenbury Wells, Kidderminster, Stourport-on-Severn, and Bewdley.



Services

The property benefits from mains electricity and water, upgraded shared private drainage, an oil tank with Vermont Defiant long burners, a combination boiler, a Greenstar Heat Slave II system boiler and high speed broadband availability.

Council Tax

The Council Tax banding for this property is **Band E**

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Approximate Gross Internal Area = 2606 sq ft / 242.1 sq m

Garages = 323 sq ft / 30.0 sq m

TOTAL = 2,929 sq ft / 272.1 sq m



This plan is for guidance only and must not be relied upon as a statement of fact.



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Andrew Grant
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T. 01905 734720 E. prestige@andrewgrant.com

andrewgrant.com