



Bushbank Cottage
Suckley, Worcester, WR6 5DR

Andrew Grant

Bushbank Cottage

Suckley, Worcester, WR6 5DR

4  3  3 

A timber-framed cottage typical of the local building style around 1600, extended over the years with versatile accommodation, surrounded by mature gardens and lovely views.

Key features

- Country cottage with development potential within annexe
- Stunning views
- Study and utility area
- Four double bedrooms
- Ground floor shower room
- First floor bathroom
- First floor wet room
- Mature cottage-style gardens
- Workshop
- Ample parking

Freehold / 1,976 sq. ft.







This beautiful family home is in the most picturesque of settings and has a wealth of accommodation within. There are two reception rooms, a kitchen dining room, a utility area, a study and a shower room situated on the ground floor. The recent extension includes a further reception room, which would make an ideal annexe for independent living if required.

Upstairs, there are three double bedrooms, a wet room and a family bathroom.

Outside, there is plentiful parking, a workshop and potting shed and log stores. The established gardens surrounding the property feature seating areas and are planted for colour and interest throughout the year.

The property is approached via a large, gravelled parking area allowing ample parking for multiple vehicles. From the driveway, steps and pathways lead through the delightful gardens to the oak front door.



Entrance

Bushbank Cottage is entered through a porch, with a further door accessing the entrance hallway. The spacious central hallway features ceramic grey tiles to the floor, a staircase rising to the first floor, under-stairs storage, a further storage cupboard and doors to the accommodation.

Living room

Situated to the right-hand side of the hallway is a spacious living room. This lovely room has oak flooring, painted beams, windows to the front and side aspect, a door accessing the garden and an impressive inglenook fireplace with a multi-fuel log burner at its focal point.





Reception room/study/bedroom four

There is a reception room situated to the rear of the property, currently used as a bookroom/study. This versatile room is perfect for those working from home.

Original features include the bread oven and fireplace pot hook. There is also storage space and a door out to the rear garden.





Kitchen/dining room

Accessed via double doors from the entrance hallway is a fantastic kitchen/dining room. This room has a high, vaulted ceiling and the kitchen includes wall and base units, with granite worktops incorporating a Belfast sink and breakfast bar.

There is space for a slot-in electric oven and a slim-line dishwasher (the space will house a full-size dishwasher if required). Further features include four hot-air plinth heaters, a window to the rear, lantern windows in the apex and French doors to the front.



From the kitchen, there is open access to a useful utility area with further storage and space for a washing machine and tumble dryer. From here there is a sliding door to an office/study.





Office/study

The study has a Velux window and a window to the side and double doors accessing a galleried landing overlooking the double-height extension below.

Shower room

A shower room comprising a low-level WC, a washbasin, a shower cubicle and a window to the front completes the ground-floor accommodation.



Extension/annexe

The reception room/annexe is very spacious and double-height, over 21ft long and has ash flooring with underfloor heating, a Velux window in the vaulted ceiling, windows to the front and side and French doors to the front allowing ample natural light in.

There is a large storage area with sliding doors to one wall. The versatile annexe space has the potential to provide a sitting room, galley kitchen, a bathroom & an open plan mezzanine bedroom extended from the galleried landing.

First floor

The landing gives access to the bedrooms, family bathroom and wet room.

Bedroom one is a good-sized double room situated to the side of the property, featuring a vaulted ceiling with exposed beams, a window to the side and a further three small windows set into the ceiling and apex.

The remaining bedrooms are situated to the front and side of the property and are both double rooms featuring oak flooring and windows, with bedroom two also featuring a built-in wardrobe and with one window providing a fire escape exit from the first floor. The third bedroom has storage, hanging space and shelving.





Family bathroom and wet room

There is a family bathroom and wet room servicing the bedrooms.

The family bathroom comprises a low-level WC, a washbasin and a bathtub with a Mira air boost Sports shower over. There are windows to the front and side and a dual-fuel radiator. This bathroom could easily be made en-suite with bedroom one if desired.

Completing the accommodation is a wet room comprising a low-level WC, a washbasin and a walk-through shower with a tower shower. There is also tiling to the walls, a window to the front and a dual-fuel towel radiator.





Garden

The sheltered and enclosed gardens are terraced and include a flat lawn and gravelled areas, with paths and steps leading to several sitting-out areas that take advantage of the views in sun and shade.

The cottage-style borders are planted for year-round interest together with ease of maintenance.

The garden also includes a productive vegetable garden with raised beds and a greenhouse, with a sloping wildflower bank beyond.

The workshop is insulated with light/power and there is also a potting shed, two log stores and a coal store.



Services

The property has mains electricity and water. There is LPG central heating via the combination boiler. Fast fibre broadband is available. The property further benefits from being fully double-glazed.

Council tax band - E

Location

Suckley is a popular village in the Suckley Hills AONB, close to the border with Herefordshire.

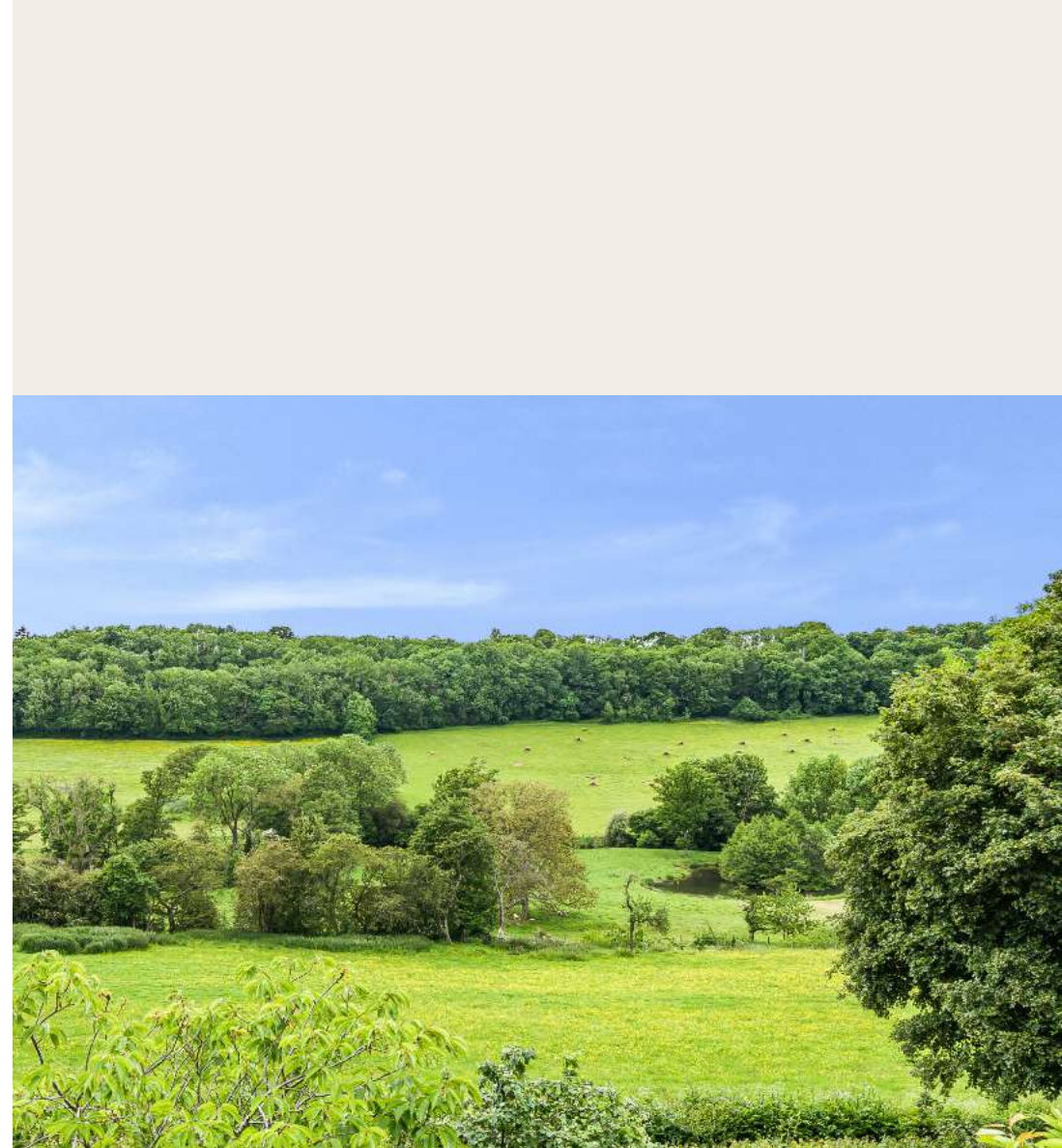
The village is extremely sought after and boasts an excellent primary school just a short distance away, a local church and village hall and a stylish garden centre offering design-led shopping, a restaurant and beauty salon.

The countryside is superb and offers miles and miles of stunning walking and there are a couple of pubs and restaurants close by.

Suckley is situated conveniently between Bromyard, Malvern and Worcester where you can find more shops and amenities, private schooling and access to further travel networks.

Its great location is appealing to commuters providing easy access to Malvern 5 miles, Worcester 10 miles, Hereford 19.5 miles and Cheltenham 34 miles.

A regular bus service operates between Suckley and Worcester, passing the end of the drive.



Bushbank Cottage, Suckley, Worcester, WR6 5DR



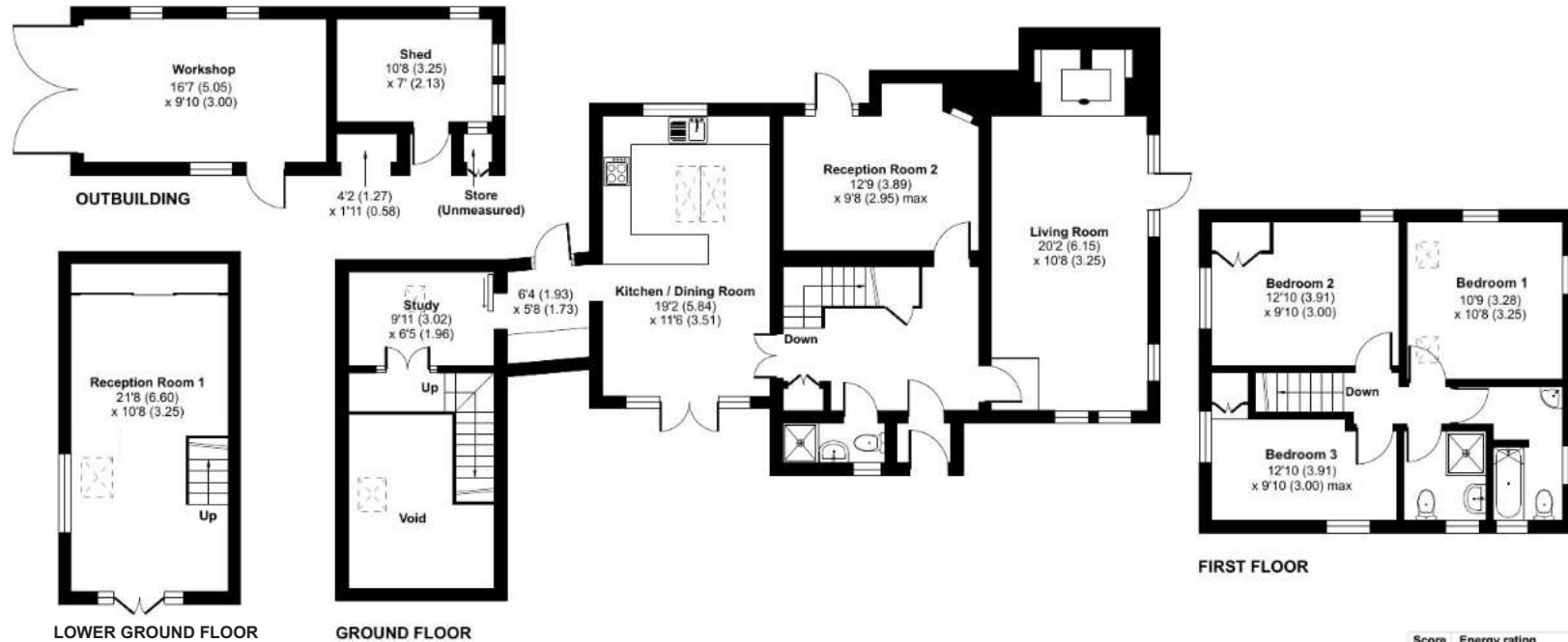
Approximate area = 1730 sq ft / 160.7 sq m (excludes store & void)

Workshop = 163 sq ft / 15.1 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Total = 1976 sq ft / 183.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	44 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 985862



DISCLAIMER: 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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com