

**Andrew Grant**  
PRESTIGE & COUNTRY



# Upper Howsen Farm, The Granary

Howsen, Cotheridge, Worcester, WR6 5LR



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**3 Bedrooms**    **2 Bathrooms**    **1 Reception Rooms**

“A picturesque cottage full of character in the heart of Worcestershire countryside....”

Scott Richardson Brown CEO

- This charming three-bedroom cottage combines period character with modern living, offering a peaceful escape on the edge of Cotheridge.
- The inviting living room boasts a stunning brick fireplace, wooden floors and exposed beams, creating a cosy and welcoming space for relaxation.
- The modern kitchen is equipped with sleek white cabinets, wooden countertops and tiled floors, providing both style and practicality.
- With two spacious double bedrooms, including an en-suite shower room, along with a family bathroom, this home is perfect for comfortable family living.
- Enjoy the serene outdoors with views over the garden and surrounding countryside from the living room, with direct access to the outside.
- Located near the tranquil village of Cotheridge, you're surrounded by stunning Worcestershire countryside while remaining within easy reach of Worcester City with excellent schooling and a range of amenities.



1005 sq ft (93.4 sq m)



## The kitchen

The kitchen offers a blend of modern style and functionality, featuring sleek white wall and base units, tiled flooring and wood effect work surfaces. There's an electric hob with an extractor fan, plus space and plumbing for white goods. With room for a dining table and chairs, it's an ideal setting for casual family meals or entertaining.



## The sitting room

Full of character, the sitting room features wooden floors and an impressive inglenook brick fireplace, adding warmth and charm. Dual windows allow for plenty of natural light, while the glass door provides direct access to the patio and garden, making this a perfect space to enjoy the countryside views.





## The primary bedroom

This large double bedroom provides ample space for freestanding furniture, creating a comfortable retreat. The en suite shower room, equipped with a shower, WC and washbasin, offers added convenience and privacy, enhancing the overall comfort of the home.





## The second bedroom

Bedroom two is a spacious double featuring a Velux window and a traditional stable hatch, filling the room with natural light.



## The third bedroom

Bedroom three, a good-sized single room with a traditional window, could also make a great study or home office, offering flexibility to suit your needs.



## The bathroom

The family bathroom includes a bath with an overhead shower, a WC and a washbasin. With tiled floors and a heated towel radiator, this space offers practicality and comfort for daily use.





## The garden and driveway

The property boasts a well-designed garden with a mix of seating areas, including a patio with raised beds and a lawn with thoughtful planting throughout. The mature tree borders offer privacy without obstructing the stunning countryside views, making this the perfect outdoor space for relaxation and entertaining.

The cottage is approached via a private drive leading to a large gravel parking area with ample space for several vehicles, offering both convenience and practicality.



# Location

Situated just outside the charming village of Cotteridge, The Granary benefits from a beautiful rural setting while still being conveniently close to local amenities. Offering a quaint and tranquil environment, perfect for those seeking a more relaxed pace of life.

Worcester, located less than five miles away, offers a vibrant shopping destination, with a wide range of retail outlets to suit all tastes and preferences. The city can also boast excellent educational institutions, with prestigious schools such as King's School and the Royal Grammar School.

The area benefits from excellent transportation links, with numerous buses connecting directly to Worcester City centre and convenient road networks to Malvern and Hereford. Two train stations are located within the city with links to both Birmingham and London.

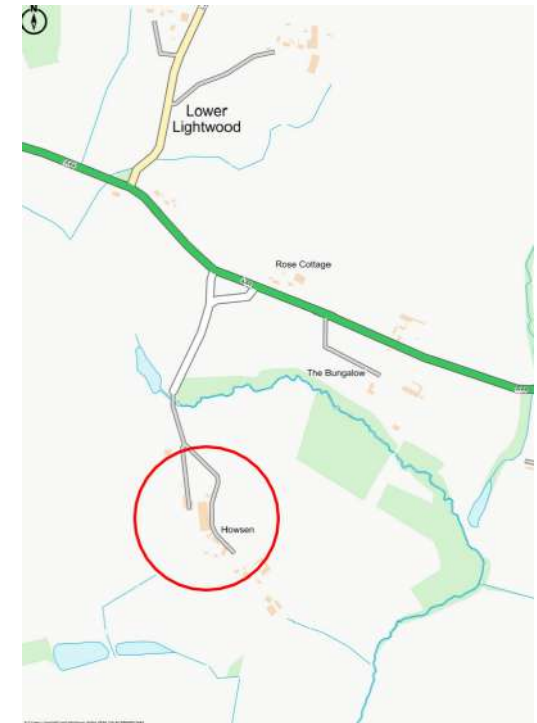


# Services

The property benefits from LPG heating, mains water and electricity, and shares a septic tank with a neighbouring property.

# Council Tax

Band D

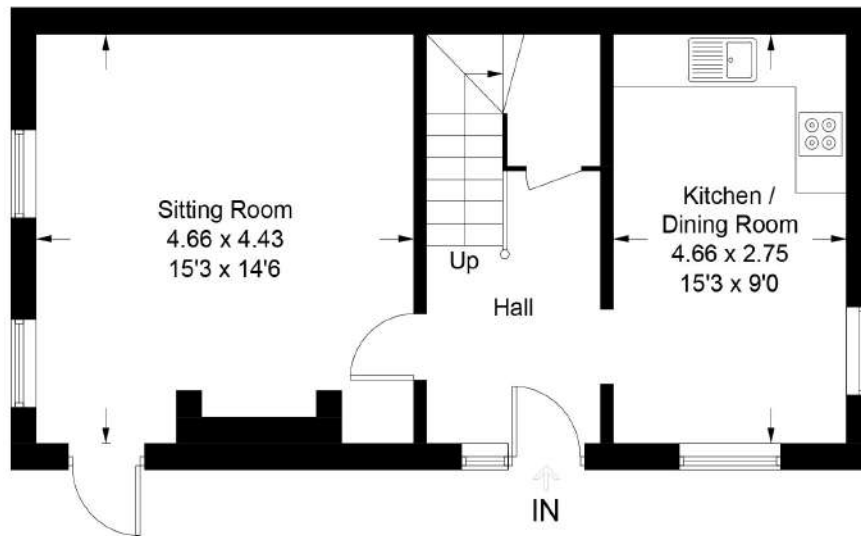


# The Granary, Upper Howsen

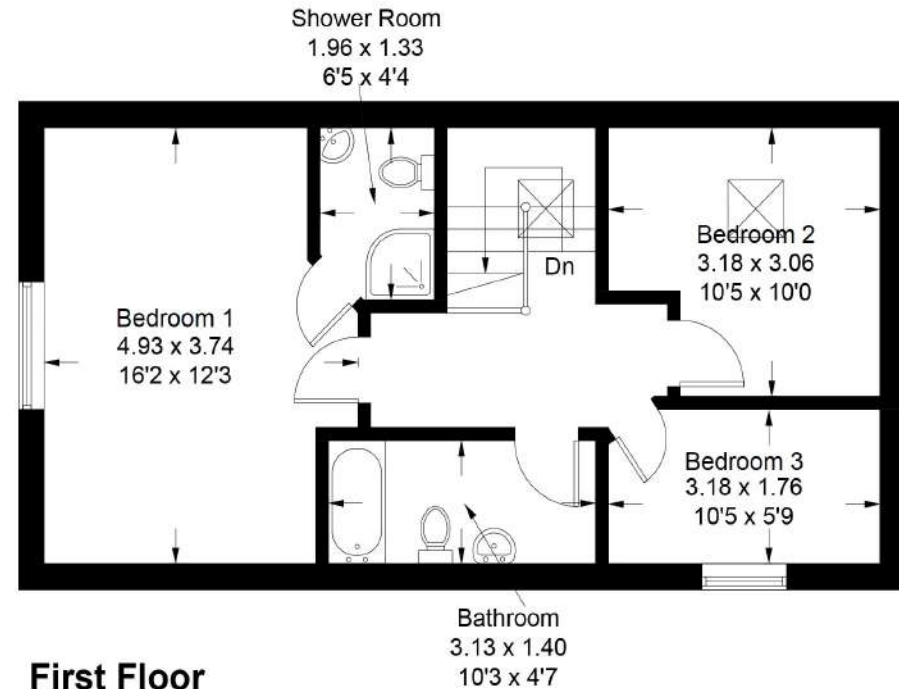


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 93.4 sq m / 1005 sq ft



**Ground Floor**



**First Floor**



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.



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