



Ivy House Farm, Bishampton

Worcestershire | WR10 2NL

Ivy House Farm, Main Street, Bishampton, Worcestershire, WR10 2NL

- **Charming Village Location:** Welcome to the picturesque village of Bishampton, where timeless charm meets modern comfort in this exceptional detached character home.
- **Inviting Snug Room:** Upon entering, you'll be greeted by the inviting snug room, perfect for cozy evenings.
- **Spacious Sitting Room:** The spacious sitting room offers abundant natural light, providing a superb area for entertaining or relaxation.
- **Contemporary Kitchen:** The highlight of the main house is the contemporary kitchen with a vaulted ceiling, exposed beams, and a fully fitted Aga-style range cooker.
- **Dining Room:** The dining room features a vaulted ceiling and exposed beams, adding character and charm to every meal.
- **Three Tranquil Bedrooms:** The house boasts three spacious double bedrooms, each offering a tranquil retreat.
- **Stylish Family Bathroom:** Relax in the stylish family bathroom with modern fixtures and fittings.
- **Generous Double Garage and Workshop:** Perfect for car and DIY enthusiasts, the property includes a generous double garage and a separate workshop.
- **Dedicated Home Office:** Enjoy the convenience of a dedicated home office with high-speed WiFi and wired broadband.
- **Self-Contained Apartment:** The property includes a two-story self-contained apartment known as Ivy House Apartment, ideal for guests, extended family, or as a rental income opportunity (subject to change of use).
- **Beautifully Landscaped Garden:** The landscaped garden offers carefully arranged seating areas, perfect for entertainment and relaxation.
- **South-West Facing Aspect:** Enjoy sunlight throughout the day in the





south-west facing garden, ideal for soaking up warmth and serenity.

- Ample Driveway Parking: Secure parking with an attractive 5-bar gate.
- Quaint Village Life: Bishampton offers a sense of community and tranquility, with local amenities and countryside walks to explore

Welcome to the picturesque village of Bishampton, where timeless charm meets modern comfort in this exceptional detached character home. Situated within the serene beauty of the countryside, this property offers a unique opportunity to own a stunning character property, with all the conveniences of contemporary, 21st century living. Upon entering this captivating home, you will be greeted by the inviting snug room, perfect for cozy evenings. The spacious sitting room offers a superb area in which to entertain or relax, with an Inglenook feature fireplace and abundant natural light streaming in through the windows. The highlight of the main house is undoubtedly the contemporary kitchen, A Masterpiece of Design, blending rustic charm with modern functionality, complete with a vaulted ceiling and exposed beams, fully fitted with an Aga-style range cooker, adding a touch of elegance.

The dining room features a vaulted ceiling and exposed ceiling beams and a 19th century Cornish Range in a feature fireplace that add character and charm to every meal. Imagine hosting elegant dinner parties in this inviting space or simply enjoying family meals in a setting that exudes warmth and sophistication.

The house features three spacious double bedrooms, each offering a tranquil retreat at the end of the day. A stylish family bathroom provides a relaxing sanctuary with modern fixtures and fittings.

For car enthusiasts and DIY enthusiasts, the property includes a very generous double garage suitable for 2 large vehicles together with a separate large workshop. These spaces offer endless possibilities for hobbies and storage.





J.B. Photography

Working from home has never been more appealing. This property boasts a dedicated home office equipped with high-speed WiFi and wired broadband, ensuring you have a productive and comfortable workspace. Whether you need a quiet place to focus or you're running a business from home, this office is tailored to your needs.

An exciting feature of this property is the two-story self-contained apartment known as Ivy House Apartment. It includes a kitchen, sitting area, bedroom, and a convenient ground floor shower room. This space is perfect for guests, extended family, or as a rental income opportunity – (subject to change of use)

The property offers a beautifully landscaped garden, with carefully arranged seating areas, this garden is designed for entertainment and relaxation. Whether you're hosting a summer barbecue, sipping a G & T in the afternoon sun, or reading a book in the shade of a tree, you'll find the perfect spot to unwind. The south-west facing aspect ensures that you'll bask in sunlight throughout the day, making it an ideal place to soak up the warmth and serenity.

The property offers ample driveway parking, secured by attractive, asymmetric 5-bar gates.

Bishampton is a village of unparalleled beauty, offering a sense of community and tranquility. Explore the local amenities, take leisurely walks in the countryside, or simply savor the charm of village life.

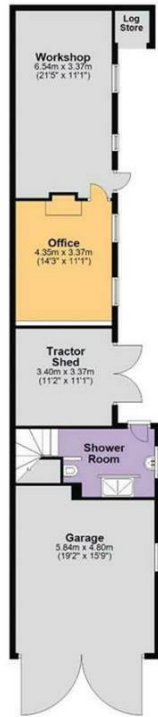
Services: Oil, Mains Drainage, Propane Gas, Underfloor Heating Downstairs and Upstairs, Mains Water, Mains Electric

Administrative Deposit:

Prior to issuing the Memorandum of Sale, Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase, this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and remarketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION.**







Total area: approx. 288.5 sq. metres (3105.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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

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

Tel: 01684 210950 or 01905 947640

contact@foxtownandcountryhomes.co.uk

39, Worcester Road, Malvern, Worcestershire, WR14 4RB

www.foxtownandcountryhomes.co.uk

