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Parkinson Wright
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Lulsley, Knightwick, Worcester, WR6 5QT

Price Guide £600,000

- Spacious Detached Property
- Three Reception Rooms
- Five Bedrooms
- Detached Garage & Off Road Parking
- EARLY VIEWING RECOMMENDED
- Good Size Plot
- Kitchen/Breakfast Room
- Two Bathrooms
- Beautiful Landscaped Gardens
- VILLAGE LOCATION

Ravens Cottage Lulsley, Worcester WR6 5QT

A substantial five bedroom detached property nestled in the charming location of Lulsley, Knightwick, with stunning views over the Teme valley. Must be seen to be appreciated. EARLY VIEWING ESSENTIAL. EPC - C



5



2



3



C

Council Tax Band: F





LOCATION AND DESCRIPTION

A fantastic opportunity to acquire this substantial, immaculately presented, well maintained five bedroom detached property which has been upgraded over the years. Set in an idyllic and peaceful countryside location enjoying a generous plot with far reaching views across open countryside. A popular location approx 10 miles from Worcester and the M5 motorway for commuting. There are two pubs, a renowned butchers and GP surgery in the village of Knightwick and the popular Chantry School in the village of Martley close by together with renowned Primary schools.

Nestled in the charming village of Lulsley, Knightwick, this stunning detached house offers a perfect blend of modern living and picturesque countryside. With five spacious bedrooms, this property is ideal for families seeking both comfort and style.

As you step inside, you will be greeted by a warm and inviting atmosphere, with ample space for relaxation and entertaining. The generous layout allows for a seamless flow between the living areas, making it perfect for hosting gatherings or enjoying quiet family evenings.

One of the standout features of this home is the breathtaking open countryside views that can be enjoyed from various vantage points throughout the property.

For those with vehicles, the property offers convenient parking for multiple vehicles, ensuring that you and your guests will always have a place to park.

Access is via steps leading up to the front door, opening into:-

If you are looking for a spacious family home with stunning views in a tranquil village, this property is not to be missed.

Access is via a part glazed door with matching double glazed panel opening into:-

ENTRANCE PORCH

Ceiling light, side facing double glazed window and door to:-

DINING ROOM

15'2 (into bay) x 14'5

A sociable space situated off the kitchen and sitting room. Ceiling light, front facing double glazed bay window, radiator and stairs to the first floor

SITTING ROOM

22'1 x 11'10

A generous size, light and airy reception room with two ceiling lights, front facing double glazed window, french doors open into the conservatory and radiator. A feature of the room is a log burner sitting on a tiled hearth.

CONSERVATORY

23'9 x 9'7

A south facing room offering seating and dining areas with a pleasant outlook over the garden and towards open countryside. Recessed ceiling spotlights, two 'velux' windows, rear facing and side facing double glazed windows. double glazed sliding doors give direct access to the garden, radiator and wall mounted electric heater.

KITCHEN/BREAKFAST ROOM

23'9 x 11'3

An extensive kitchen combining a dining area with three ceiling strip lights, one ceiling light, four side facing double glazed windows, one rear facing double glazed window and a rear facing part double glazed door giving rear access to the garden and garage. There are a range of wall, base and drawer units, complimentary work surface over, tiled splashback, two stainless steel sinks, 'Rangemaster' six ring gas hob with extractor hood over, 'Redfyre' aga, integrated appliances to include fridge and dishwasher and space for other appliances.

INNER HALL

Dual access from the sitting room or the kitchen with ceiling light and doors to:-

SNUG/OFFICE

13'9 x 7'0

Ceiling light, rear facing French door overlooking the garden, radiator and feature wall mounted gas fire.

UTILITY ROOM

6'0 x 6'0

Ceiling light, side facing opaque double glazed window, space for a washing machine and tumble dryer, wash hand basin with cupboards under and W.C.

LANDING

12'0 x 7'8

A spacious landing area with two ceiling lights, 'velux' window allowing plenty of natural light, loft access, radiator and doors to:-

BEDROOM ONE

17'2 x 12'0

A spacious principal bedroom with two ceiling lights, dual aspect front and side facing double glazed windows and radiator.

BEDROOM TWO

13'9 x 11'45

A delightful bedroom with ceiling light, radiator, side facing double glazed window with views over open countryside, rear facing French doors with Juliette balcony offering a pleasant view over the garden.

BEDROOM THREE

13'1 x 10'11

Double bedroom. Ceiling light, rear facing double glazed window and radiator. There is ample room for freestanding or fitted wardrobes.

BEDROOM FOUR

10'5 x 10'4

Another double bedroom with ceiling light, front facing double glazed window, radiator and a useful walk in storage cupboard.

BEDROOM FIVE

7'4 x 5'5

A single room which could easily be used as a dressing room, office or hobby room with ceiling light, side facing opaque double glazed window and radiator.

SHOWER ROOM

7'4 x 5'8

Ceiling light, side facing opaque double glazed window and a chrome heated towel rail. There is a three piece suite consisting of a walk in shower cubicle with 'Triton' shower over, wash hand basin with cupboards under and a W.C.

FAMILY BATHROOM

Recessed ceiling spotlights, side facing opaque double glazed window and a chrome heated towel rail. There is a three piece suite consisting of bath with 'Triton' shower over, wash hand basin with cupboard and a low level W.C.

OUTSIDE

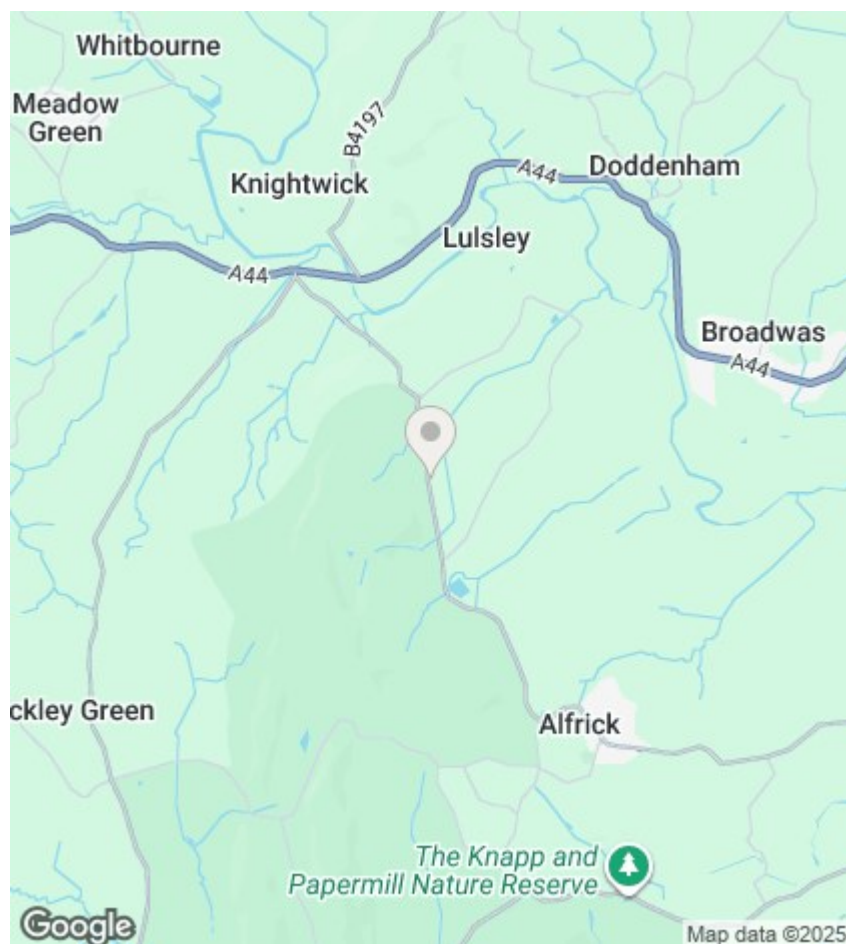
To the front of the property is a block paved driveway offering parking for multiple vehicles, there is a gated access leading to the garage and steps lead up to the front door.

To the rear of the property is an extensive, immaculately maintained, beautifully landscaped, split level garden offering a private outlook, mainly laid to lawn with attractive seating areas, well stocked borders filled with a range of mature colourful shrubs and trees.

GARAGE

20'2 x 13'5

Accessed via double wooden doors, side facing single glazed window, light and power.



Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Ground Floor

Total floor area 190.8 sq.m. (2,054 sq.ft.) approx



First Floor