



Allan Morris
estate agents

**Church Lane, Hallow,
Worcester.**

4 Park Farm Cottages, Church Lane, Hallow, Worcester. WR2 6PF

Features

- Deceptively spacious 3 bedroom attached Barn Conversion
- Grade II Listed
- Superb size Sitting Room
- Lovely Kitchen/Breakfast Area
- 3 Bedrooms (1 with En-Suite)
- Family Bathroom
- Ample off road parking
- Large established mature rear garden

A deceptively spacious three bedroom Grade II Listed Barn Conversion, situated within this much sought after village and located within the quiet location of Church Lane.

Accommodation briefly comprises: Entrance Hall with storage, superb Sitting Room with bay window to front elevation and cast iron log effect fire with beamwork to ceiling, good size Kitchen/Breakfast Area with beamwork and door to side and rear elevation, Dining Room (formerly the Garage) to front elevation. On the first floor: Three good size Bedrooms (1 with En-Suite and 1 with vanity hand wash basin), Family Bathroom with shower over, beamwork to Landing Area.

Outside: To the front is an easily maintained lawned garden and ample off road parking via 2 driveways. The rear of the property is of particular note and can be accessed via the front, or Breakfast Area, onto a good size patio and leading to brick built Garage with power and lighting. Continue onto a substantial mature and beautifully kept garden, with Summer House and shed to the far end, overlooking open fields.

LOCATION:

'4 Park Farm Cottages' is situated within the much sought after village of Hallow, with local amenities to include shop and cafe, public house and local schooling, all within easy reach of Worcester City and major transport links.





Directions:

From Worcester City centre proceed out along the A443 Hylton Road, continuing into Henwick Road. Continue for approximately 1.5 miles into the village of Hallow. Upon entering the village of Hallow, turn right into Church Lane. Follow the lane down bearing left along a private access road, where number 4 will be found on the left hand side.

WAM 7272



Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: F



Ground Floor
Approx. 84.1 sq. metres (905.0 sq. feet)



First Floor
Approx. 53.8 sq. metres (578.6 sq. feet)

Total area: approx. 137.8 sq. metres (1483.7 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.

Floorplan Measurements:

SITTING ROOM:
20'0" x 13'9"

KITCHEN:
20'8" x 9'6"

BREAKFAST AREA:
9'10" x 5'6"

DINING ROOM:
20'4" x 8'2"

BEDROOM 1:
15'8" x 10'5"

BEDROOM 2:
15'1" x 12'9"

BEDROOM 3:
11'5" x 10'2"

BATHROOM:
9'10" x 5'10"

EN-SUITE:
7'10" x 3'3"

GARAGE:
14'5" x 10'2"

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

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