



Allan Morris
estate agents

**Otherton Lane, Cotheridge,
Worcestershire.**

Ryecroft, Otherton Lane, Cotheridge, Worcestershire. WR6 5LS

Features

- Character Barn Conversion
- 4 Generous Bedrooms
- Kitchen/Breakfast Room + 2 further Reception Rooms
- Driveway and gardens
- Convenient yet rural location
- Stunning views

A beautifully presented spacious four bedroom Grade II Listed Barn Conversion, set within an idyllic rural location with far reaching views over open countryside, yet being ideally placed for easy access back to Worcester City.

Accommodation briefly comprises: Reception Hall, downstairs Cloakroom, Living Room, Dining Room, Kitchen/Breakfast Room and Utility Room. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and Family Bathroom.

Outside: Generous driveway providing off road parking for several vehicles, as well as Carport, rear courtyard garden and fabulous private gardens adjoining open countryside and with far reaching views.

LOCATION:

The property is located just beyond Crown East, within easy reach of Worcester and specifically 'Ryecroft' forms part of a small development of Barn Conversions, located along a quiet country lane, yet within 3 miles of Worcester City centre and a wide range of amenities. There is also easy access to the town of Malvern, as well as motorway links via the M5 and also Worcestershire Parkway Railway Station located approximately 7 miles to the East. The property also falls into a popular school catchment for both Primary and Secondary options.





Directions:

Proceed out of Worcester along the A44 into St. John's and continue along. At the roundabout take the 3rd exit, again onto the A44. Continue along through the village of Crown East and then take a left hand turn onto Otherton Lane. Continue along the lane for approximately 0.25 of a mile, on seeing a bungalow on your right hand side, take a turning into a lane to the left. On turning into the lane the driveway to Rycroft is the 1st left hand turning.

WAM 7075



Useful Information:

Tenure: Freehold

EPC Rating: Grade II Listed

Council Tax Band: E



Total area: approx. 166.7 sq. metres (1794.4 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.

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.

Floorplan Measurements:

LIVING ROOM:
20'3" x 13'11"

DINING ROOM:
13'5" x 12'1"

KITCHEN / BREAKFAST ROOM:
15'2" x 13'5"

UTILITY ROOM:
10'7" x 6'4"

RECEPTION HALL:
13'5" x 9'8"

BEDROOM 1:
15'8" maximum x 13'8" maximum

EN-SUITE:
6'4" x 6'3"

BEDROOM 2:
14'3" x 10'5" maximum 7'9" minimum

BEDROOM 3:
14'3" x 9'6" maximum 8'9" minimum

BEDROOM 4:
13'5" x 8'7"

BATHROOM:
8'10" x 6'3"

CARPOR:
13'9" x 11'1"

Contact us:

Address:

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