



**Allan Morris**  
estate agents

Cowsden, Upton Snodsbury,  
Worcestershire.



The Old Stables, Cowsden, Upton Snodsbury,  
Worcestershire. WR7 4NX

## Features

Detached Barn Conversion

One Bedroom single storey Annexe

Gardens totalling approximately half an acre

Several flexible Outbuildings

Stunning rural location with far reaching views

NO ONWARD CHAIN

A most interesting and flexible detached Barn Conversion, offered along with one bedroom Annexe, generous gardens of approximately half an acre and several outbuildings to include Home Office, Workshop, further Store Rooms and Cloakroom, further separate Barn/Garage with separate extra storage space, offering huge potential and being suitable for various uses, to include, but not exclusive to, home working, further living/ancillary accommodation.

Accommodation briefly comprises: On the ground floor: Living Room, Dining Room, Kitchen, Utility and downstairs W.C. On the first floor: Two double Bedrooms (both with En-Suite Shower Rooms). Annexe: Living Room, Kitchen, Inner Hall, Bedroom and Shower Room.

Outside: Generous private gardens and driveway. Extensive outbuildings to include Garage/Barn with separate Store, Workshop, several further Store Rooms and W.C.

## LOCATION:

The property is located in the pretty quiet hamlet of Cowsden, surrounded by beautiful countryside. A short distance away is the village of Upton Snodsbury, benefiting from popular Public House, Primary School, Post Office/Store, Village Hall and Church. Also within easy reach is the City of Worcester and Market Town of Pershore, as well as the Worcestershire Parkway Railway Station, offering direct rail links to London.

AGENT'S NOTE: We feel the marketing price offers some scope to add value and the accommodation would benefit from light modernisation.







## Directions

From Worcester proceed out on the A422, signposted Stratford. In the middle of Upton Snodsbury turn right, signposted Pershore. Continue along the road and turn right at the end of the village, signposted Cowsden. Follow the road along for approximately half a mile, where 'The Old Stables' can be found on the left hand side, as indicated by our For Sale board.

What3Words: [stable.fried.sprinter](#)

WAM 7449



## Useful Information

**Tenure:** Freehold

**EPC Rating:** E

**Council Tax Band:** D

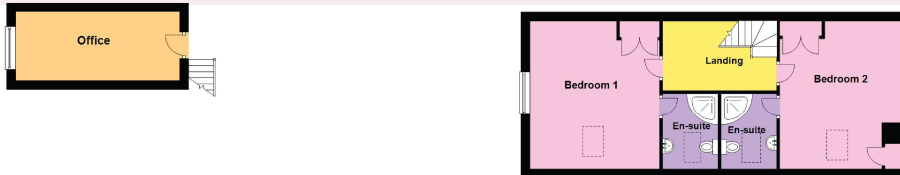




**Ground Floor**  
Approx. 214.1 sq. metres (2204.9 sq. feet)



**First Floor**  
Approx. 74.5 sq. metres (807.8 sq. feet)



Total area: approx. 288.6 sq. metres (3106.7 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

### ANNEXE:

Living Room: 12'2" x 11'1"

Kitchen: 12'1" x 9'1"

Hall: 12'1" max 7'0" min x 8'7"

Shower Room: 4'8" x 4'5"

Bedroom: 12'3" x 9'0"

### MAIN HOUSE:

Kitchen: 14'2" x 11'2"

Utility Room: 9'4" x 4'9"

Dining Room: 16'2" x 12'6"

Living Room: 16'1" x 13'5"

Bedroom 1: 16'2" x 14'2"

En-Suite Shower Room: 8'4" x 6'2"

Bedroom 2: 16'2" x 13'7" maximum

En-Suite Shower Room: 8'3" x 6'1"

### OUTBUILDINGS:

Office: 18'1" x 7'5"

Barn / Garage: 20'4" x 16'7"

Store: 20'4" maximum x 7'7"

Workshop: 18'0" x 10'1"

Store: 12'8" x 10'6"

Store: 8'9" x 6'6"

Address:  
32 Sidbury, Worcester. WR1 2HZ

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 our 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 advised to verify all the dimensions carefully. Fixtures & 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.