



Allan Morris
estate agents

**Poplands Farm, Whitbourne,
Worcestershire.**

The Wain House, Poplands Farm, Whitbourne, Worcestershire. WR6 5RR

Features:

Spacious & superbly presented attached Barn Conversion

3 Double Bedrooms

Useful Outbuildings/Workshop

Private garden enjoying a southerly aspect

Large driveway providing off road parking for multiple cars

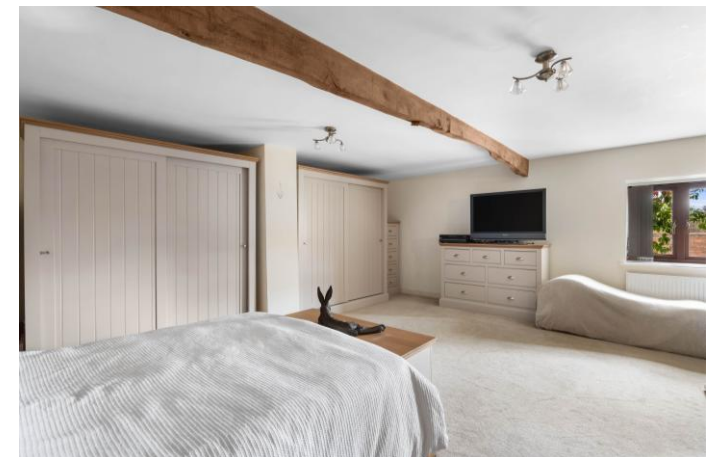
Viewing highly recommended

A spacious and superbly presented three double bedroom Barn Conversion (Curtilage Listed) of approximately 1750 sq.ft., with useful outbuildings, situated within this popular village to West of Worcester. Whitbourne has a General Store, Public House/Restaurant, Church and Village Hall. It further benefits from being within the catchment area for the Chantry High School at Martley.

Accommodation briefly comprises: Reception Hall, Lounge, Kitchen Dining Room, Cloakroom, three generous double Bedrooms (Main Bedroom benefiting from an En-Suite Bathroom), Bedrooms 2 and 3 (both having built-in double wardrobes) and Family Bathroom.

Outside: To the front of the property is an enclosed lawned foregarden, with a gated paved pathway leading from the driveway to the front door and side/rear garden. The driveway provides ample off road parking for multiple cars and in turn accesses the 2 useful Outbuildings, both having power and light, one being fully insulated, providing a superb Workshop. The side/rear garden is predominantly laid to lawn with shrub bed, paved patio with pergola over, an ornamental fish pond, vegetable patch and oil storage tank. All enjoying a private southerly aspect.

AGENT'S NOTE: The gravel driveway is owned by 'The Wain House', the neighbouring 'Cider Mill Cottage' and 'Poplands Farm' have a right of access over.





Directions:

From Worcester proceed in a westerly direction along the A44 sign posted Leominster/Bromyard for approximately 7 miles turning right sign posted Whitbourne. After approximately 1/2 a mile the driveway to The Wain House will be found on the right hand side.

what3words: decompose.parrot.interviewer

WAM 7769

Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: F

GUIDE PRICE: Offers over £550,000





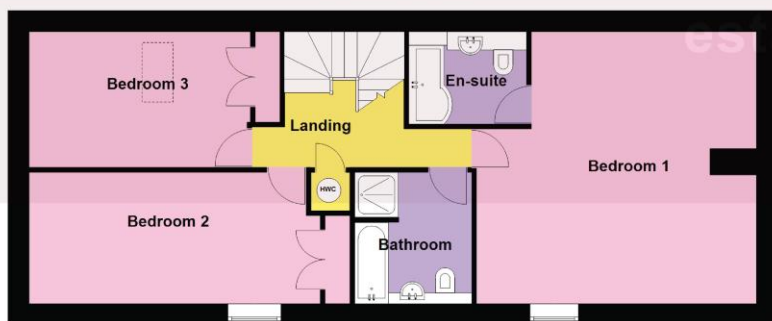
Ground Floor

Approx. 118.8 sq. metres (1278.6 sq. feet)



First Floor

Approx. 84.7 sq. metres (911.4 sq. feet)



Total area: approx. 203.5 sq. metres (2190.0 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:

Reception Hall: - 2.95m x 2.41m (9'8" x 7'11")

Cloakroom: - 2.29m x 1.4m (7'6" x 4'7")

Kitchen Dining Room: - 6.12m x 5.64m (20'1" x 18'6")

Lounge: - 5.66m x 5.61m (18'7" x 18'5")

Bedroom 1: - 5.69m x 5.64m (18'8" x 18'6")

En-Suite Bathroom: - 2.44m x 1.93m (8'0" x 6'4")

Bedroom 2: - 5.99m x 2.69m (19'8" x 8'10")

Bedroom 3: - 4.62m x 2.84m (15'2" x 9'4")

Family Bathroom: - 2.67m x 2.44m (8'9" x 8'0")

Outbuilding 1: - 4.37m x 1.8m (14'4" x 5'11")

Outbuilding 2: - 6.45m x 4.17m (21'2" x 13'8")

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.

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