



EARLES
TRUSTED SINCE 1935



**Lench Farm
Knighton Lane
Inkberrow
WR7 4HX**

Offers In Excess Of £875,000

Address: 21 High Street, Alcester, Warwickshire, B49 5AE - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

An excellent opportunity to purchase a charming three bedroom cottage sat on approximately 1.39 acres with a large period barn currently being used as a workshop which is ripe for residential conversion STPP or additional space which has a multitude of uses.

The cottage itself briefly comprises; entrance reception hall, open plan kitchen/breakfast room, living room, dining room, shower room and utility room. To the first floor are three generously sized bedrooms and a family bathroom.

One of the standout features of this property is the mature generously sized garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the serene surroundings. There are many outbuildings including the stunning timber framed barn, garden room, open fronted storage sheds which has solar panels.

The property occupies an extremely attractive setting on the fringe of the historical village of Inkberrow, which has two renowned pubs (The Old Bull and The Bull's Head), village shop, doctors' surgery, primary school, football club, bowling club, cricket club and tennis club. Further afield, there are more extensive ranges of shops and amenities in Alcester, Evesham, Stratford and Worcester, as well as easy access onto the M5 and M42 motorways.

Broadband: Superfast broadband speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

Council Tax: Wychavon District Council - Band F

Fixtures & Fittings: All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Services: Mains electricity and water are connected to the property. The Rayburn is fired from an oil tank which is located on the Eastern boundary. Drainage is to a cesspit.

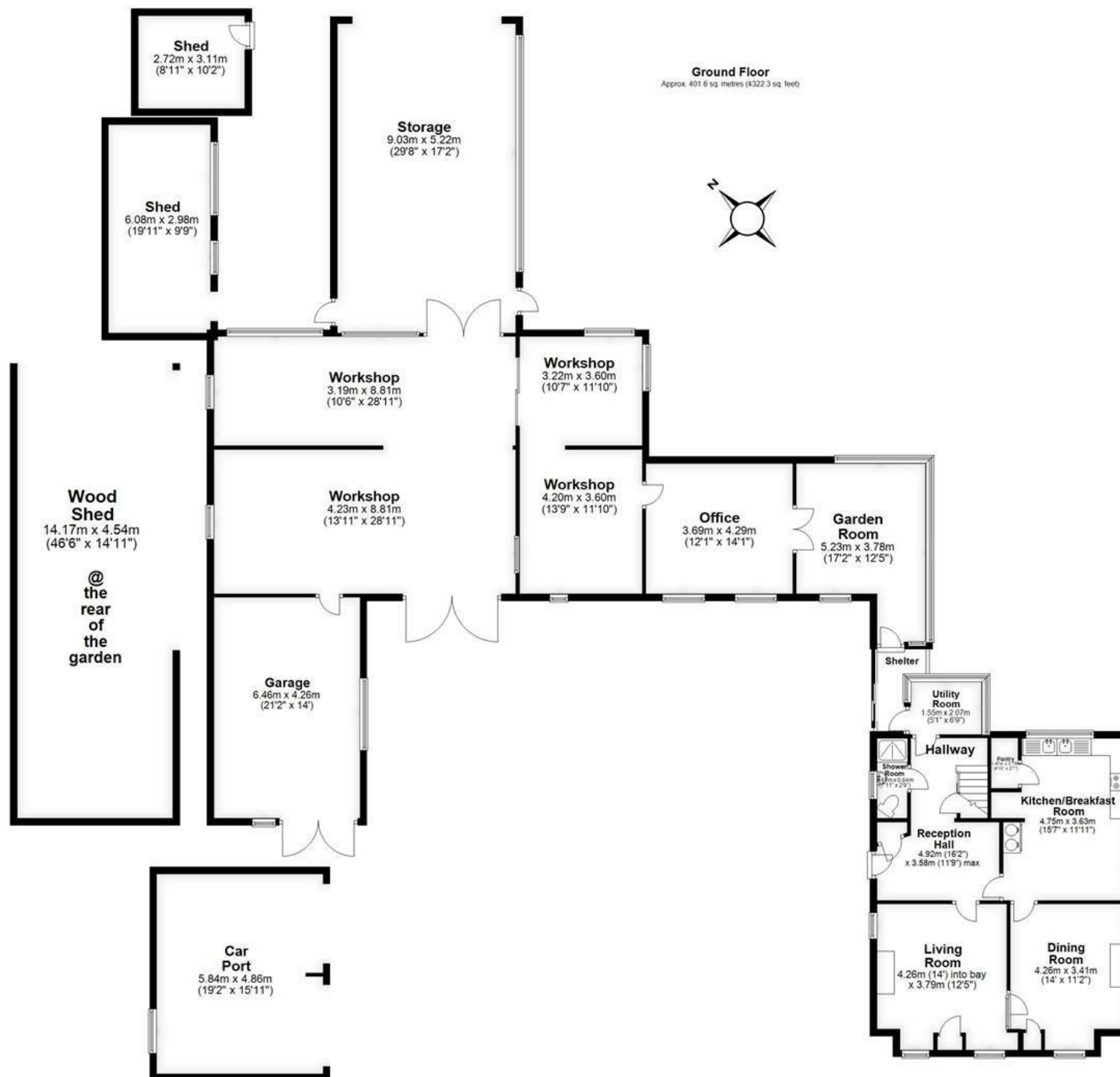
Tenure: The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing: Strictly by prior appointment










Total area: approx. 455.9 sq. metres (4907.7 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		