



Sunshine Cottage Evesham Road, Inkberrow

Worcester

Offers in Region of **£700,000**



Sunshine Cottage Evesham Road

Inkberrow, Worcester

- Charming & Spacious Detached Cottage Approx. 119sqm. With Both Original Features & Modern Conveniences.
- Close Proximity To Desirable Villages of Inkberrow, Radford & Flyford Flavell.
- Combining Gardens, Vegetable Plot, Orchard To Inc. Robotic Lawn Mower.
- Adaptable Accommodation & 4 Reception Rooms (1 Formerly Downstairs Bedroom).
- En-Suite, Family Bathroom, Clockroom & Utility Room.
- Generous Parking For Numerous Vehicles & Electric Gated Access.
- Independant Workshop With Power & Light Plus Addiotional Storage Areas.
- Potential To Develop Further Subject To Normal Planning Permission.
- Good Accessibility For Alcester, Worcester, Pershore & Evesham.



Desirable Cottage With Adaptable Accommodation Approx. 119sqm. Gardens, Orchard, Work Shop & Generous Parking. Near Villages Of Inkberrow, Radford & Flyford Flavell. Good Access Alcester, Worcester, Pershore & Redditch.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

Sunshine Cottage has been thoughtfully extended and updated over more recent times with the original house thought to date back to the 1600s with beams and various features still evident. Sunshine Cottage is not a listed building.

Sunshine Cottage briefly comprises of a comfortable Living Room with walk in inglenook fireplace complete with log burner and traditional beams, Snug, Dining Room, Kitchen, Downstairs Cloakroom, Utility / Boot Room, Conservatory, Family Bathroom, Two (Formerly Three) Generous Double Bedrooms Each With Its Own Independent Staircase and both with countryside views and one with En-Suite.

Outside, the cottage sits on approximately 1.75 acres which is cleverly divided into areas such as the well-stocked garden with its fruit trees and pergola swing, the vegetable plot with raised beds, green house and storage shed, various patio seating areas and a feature pond, outside charging points for the two robotic lawn mowers, Orchard of fruit trees which could be relocated to change the area back into a meadow, Stable and Store (Formerly Garage), Workshop / Shed / Store complete with power and light, Generous Parking for numerous vehicles having Electric Gated Access.

To the front of the main house a low level wall with decorative railings and gate give access to the decorative block brick fore garden with its feature well, side gated access to the rear. During the spring and summer, the front of the property is usually adorned with colourful hanging baskets which have an automatic watering system as they welcome you to the open entrance porch and front door.





Sunshine Cottage, Inkberrow, Worcester, WR7

Approximate Area = 1287 sq ft / 119.5 sq m

Limited Use Area(s) = 32 sq ft / 2.9 sq m

Garage = 155 sq ft / 14.3 sq m

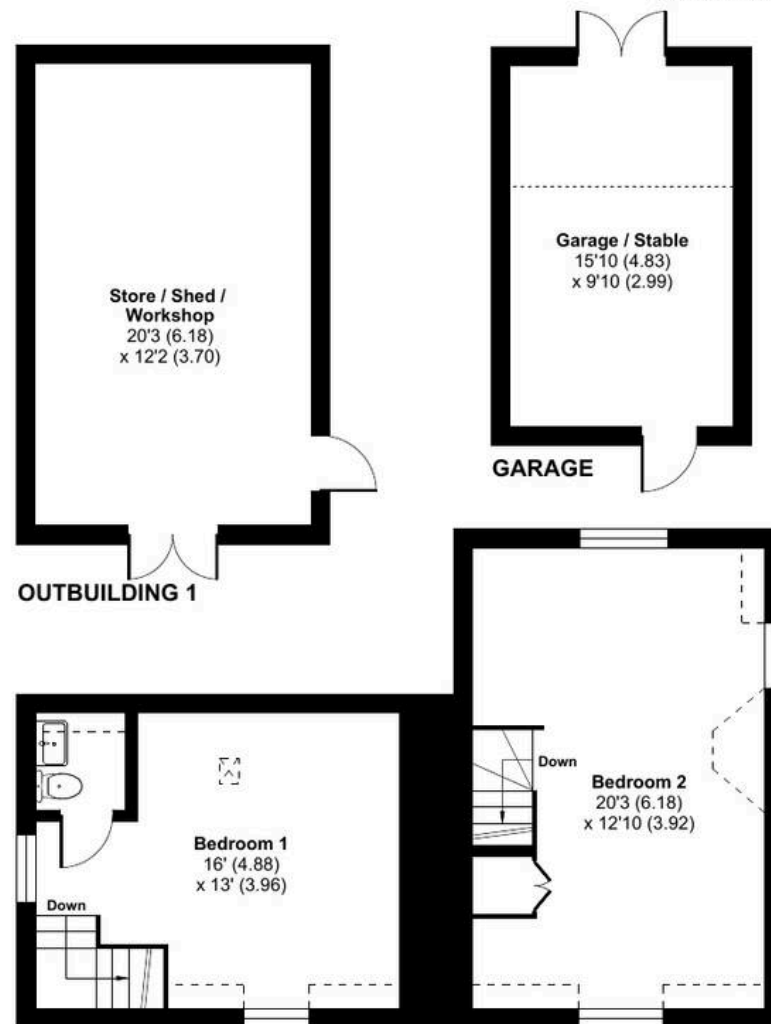
Outbuilding = 246 sq ft / 22.8 sq m

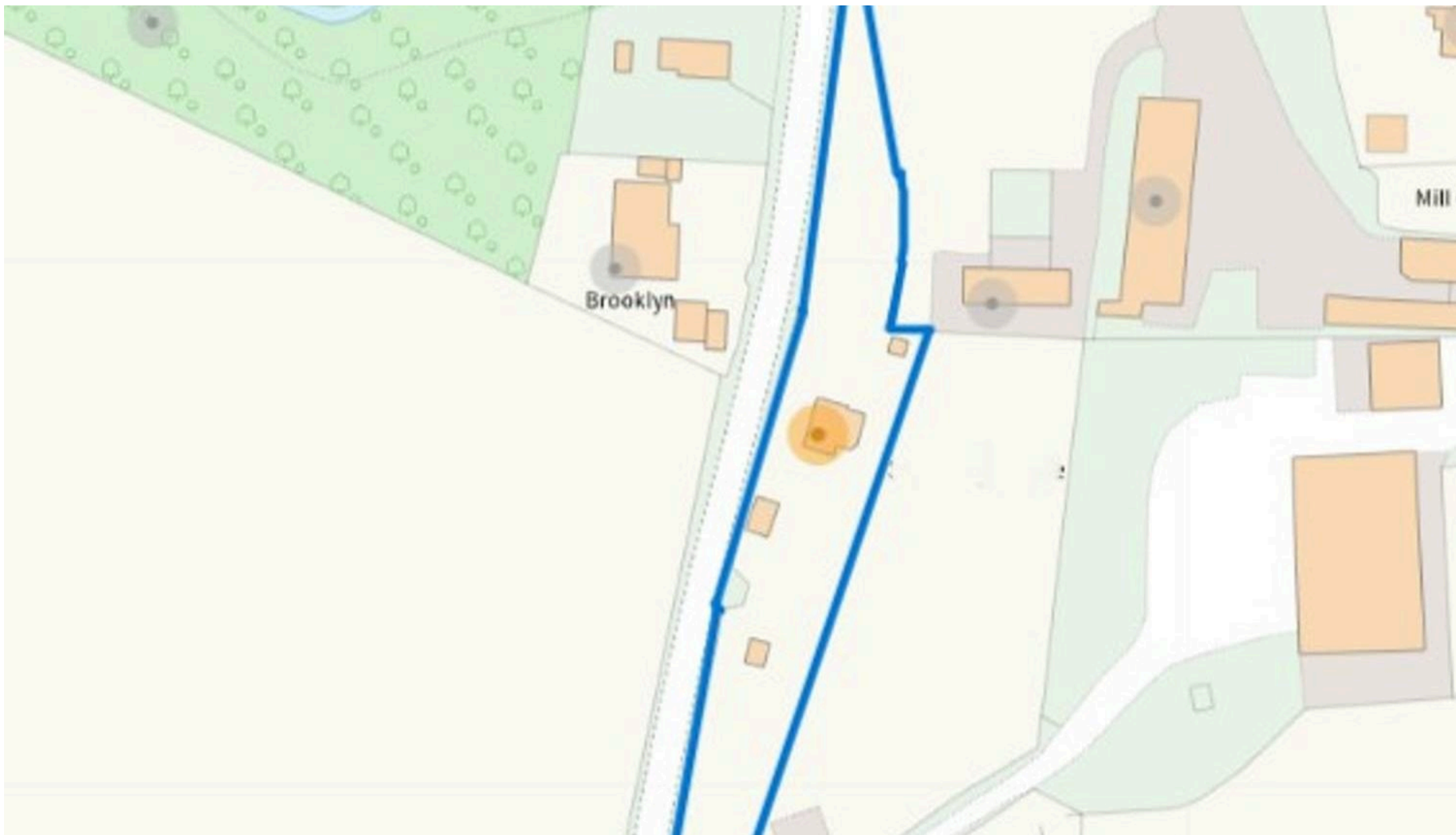
Total = 1720 sq ft / 159.5 sq m

For identification only - Not to scale



Denotes restricted
head height





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