



**Connells**

‘Rose Cottage’ Bannut Hill  
Kempsey Worcester



# Bannut Hill Kempsey Worcester WR5 3NG

For Sale guide price  
**£435,000**



## Property Description

Nestled in the heart of the highly desirable village of Kempsey, this delightful period-style cottage offers a rare opportunity to acquire a characterful home in a prime location. Positioned on a peaceful, unadopted track, this charming property combines traditional charm with modern comforts, making it an ideal choice for families and professionals alike.

The cottage boasts three spacious reception rooms, providing ample living and entertaining space, complemented by a well-equipped kitchen designed for practicality and style. A tranquil conservatory, complete with a cosy wood-burning stove, offers the perfect spot to relax and enjoy views of the beautiful garden. Upstairs, three generously sized bedrooms provide comfortable accommodation, while the family bathroom completes the layout.

Outside, the property truly excels, featuring an extensive garden offering plenty of space for outdoor enjoyment, as well as useful outbuildings and off-road parking. Kempsey's excellent local amenities, sought-after schools, and superb transport links-both to Worcester city centre and the motorway network-make this an unbeatable location.

Properties in this area rarely become available, so early viewing is highly recommended to avoid disappointment.

## Ground Floor

### **Entrance Hall**

The entrance to house is at the side of the property off the driveway.

### **Utility**

4' 11" x 4' 11" ( 1.50m x 1.50m )

Side facing window, W.C, wash hand basin and a radiator.

### **Living Area**

9' 10" x 9' 10" ( 3.00m x 3.00m )

Rear facing UPVC double glazed window, radiator and a wood burner.

### **Dining Room**

15' 1" x 11' 6" ( 4.60m x 3.51m )

The Dining Room is at the centre of the house off the kitchen. There is a radiator, ceiling light, wall lights and wooden flooring.

There is access to the cellar.

Door to the living area.

Access to the conservatory.

### **Kitchen**

18' 1" x 8' 2" ( 5.51m x 2.49m )

Two front facing windows, spotlights, built in wall and base units, double fridge/freezer, 'Range' style cooker, table, stainless steel sink and drainer unit, part tiled splashbacks and tiled flooring.



## Conservatory

Rear and side facing windows and a wood burner.

Side door leading to the rear garden.

## Cellar

## First Floor

## Landing

A spacious first floor landing. There is currently a desk, chair and bookcase on the landing.

## Bedroom One

11' 6" x 9' 10" ( 3.51m x 3.00m )

Rear facing UPVC double glazed window, storage, pendant ceiling light, radiator and wooden flooring.

## Bedroom Two

11' 6" x 9' 10" ( 3.51m x 3.00m )

Rear facing UPVC double glazed window, storage, pendant ceiling light, radiator and wooden flooring.

## Bedroom Three

Front facing UPVC double glazed window, radiator, ceiling light and carpet flooring.

## Bathroom

Front facing window, ceiling light, freestanding shower, bath, W.C, radiator and a wash hand basin.

## Outside

## Outside Front

Unadopted road facing.

## Outside Rear

To the rear of the property is a very large garden. It is laid to lawn with a patio area and a path. There is shrubbery borders and a vegetable patch. The garden also benefits from having a greenhouse and a summer house. There is a separate garden through the garden gate which includes a bonfire area (this is away from the main garden.)

There are two stables used as a workshop with power and concrete base flooring. One of the stables is partially insulated with a wooden floor, making it great for an office space.

## Parking

To the side of the house is parking for three cars.

## Services

All main services are connected to the property.



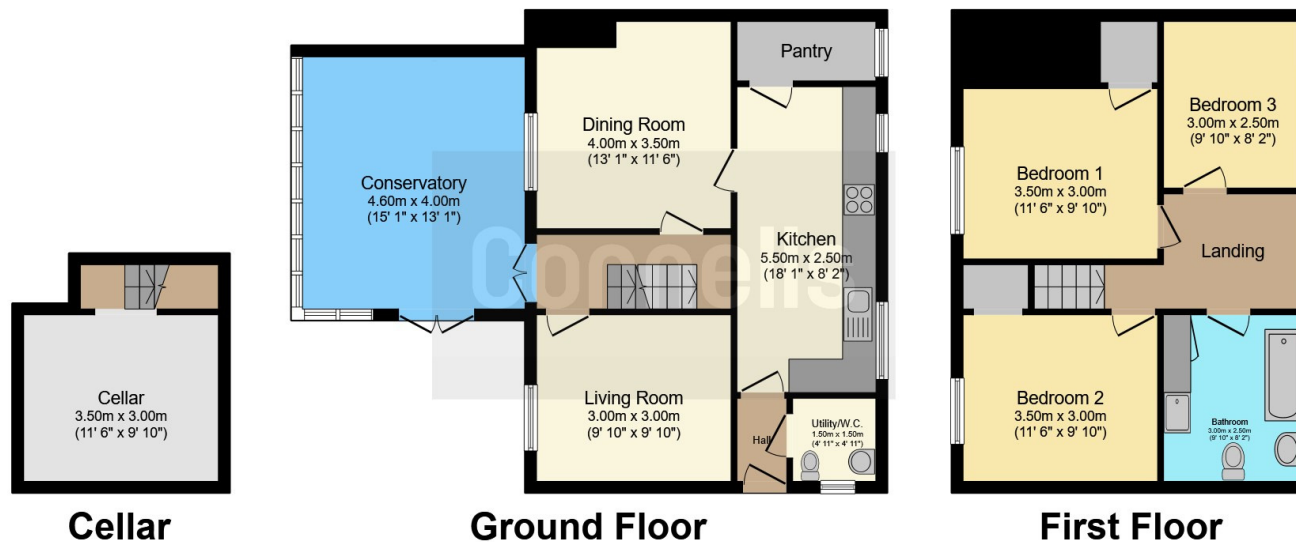












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01905 611 411**  
**E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
 WORCESTER WR1 1DB

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WOR315220](http://connells.co.uk/Property/WOR315220)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WOR315220 - 0008