



Winnal Farm Cottage, Kinlet Bewdley DY12 3BN

welcome to

Winnal Farm Cottage, Kinlet Bewdley

*** SIMPLY STUNNING FAMILY HOME *** NO UPWARD CHAIN *** DETACHED DOUBLE GARAGE WITH ROOMS ABOVE *** EXTENDED TO THE SIDE AND REAR *** FOUR BEDROOMS (MASTER EN-SUITE & WALK IN WARDROBE) AND BALCONY *** LPG HEATING & DOUBLE GLAZING *** INTERNAL VIEWING ESSENTIAL! ***



Entrance Hall

Double glazed front door, double glazed timber window to front aspect, tiling to floor, period style radiator, stairs to first floor with inset lighting, doors to lounge, cloakroom/wc and access to the open plan kitchen/living/dining room.

Cloakroom/Wc

WC, wash hand basin, tiling to walls and floor, extractor fan, chrome heated towel rail

Lounge

14' 8" x 14' 6" (4.47m x 4.42m)

Feature fireplace with log burner, double glazed bay window to front aspect, period style radiator, two wall lights and recess lighting.

Open Plan Kitchen/Living/Diner

21' 7" max x 18' 8" max (6.58m max x 5.69m max)

A beautiful open plan room with an extensive range of wall and base kitchen units with solid butchers block wooden worksurfaces, belfast sink, feature island with butchers block wooden worksurfaces with ceramic hob inset, electric oven and stainless steel chimney hood, integrated dishwasher, tiling to walls and floor with underfloor heating, feature fireplace with inset log burner, recess lighting, inset ceiling speakers, double glazed window to rear, two double glazed roof windows and double glazed double doors to the rear garden, access to inner hall. Note The AGA is not included in the sale price but the vendor is open to the idea of selling this should the buyer be interested.

Inner Hall

Tiling to floor, recess lighting and doors to the double garage, TV and utility room. There is a further door leading understairs storage.

T.V. Room

14' 1" x 10' 3" (4.29m x 3.12m)

Double glazed french double doors to the rear, radiator, inset wall and ceiling speakers.

Utility Room

10' 5" x 6' 8" (3.17m x 2.03m)

Range of wall and base utility units, bowl and a half sink unit, plumbing for washing machine and dryer,

tiling to walls and floor, chrome heated towel rail, recess lighting, double glazed window and stable style door to the rear.

First Floor Landing

Period style radiator, access point to the loft, doors to all bedrooms and the family bathroom, double glazed window to front aspect.

Master Bedroom

17' 8" x 11' 5" max (5.38m x 3.48m max)

Radiator, recess lighting and ceiling fan, doors to en-suite shower room and door to the walk in wardrobe, inset ceiling speakers, Double glazed double doors to the balcony with countryside views.

En-Suite Shower Room

WC, wash hand basin, walk in shower, chrome heated towel rail, tiling to walls and floor, double glazed window to front aspect.

Bedroom

12' 4" x 11' 5" max (3.76m x 3.48m max)

Radiator, recess lighting, inset ceiling speakers and double glazed window to front aspect.

Bedroom

12' 4" x 8' 7" (3.76m x 2.62m)

Radiator, recess lighting, inset ceiling speakers, double glazed window to rear aspect.

Bedroom

10' 2" x 8' 5" (3.10m x 2.57m)

Radiator, inset ceiling speakers, double glazed window to front aspect.

Family Bathroom

A truly stunning period style bathroom with suite to comprise, WC, wash hand basin, free standing roll top bath and walk in shower with overhead shower head, period style radiator, wall lights, chrome shelving, tiling to walls and floor, double glazed window to rear aspect.

Double Garage

16' 4" max x 14' 7" max (4.98m max x 4.45m max)

Range of wall and base cupboards, sink unit, electric roller shutter door, radiator, double glazed window

to side aspect, tiling to floor.

Detached Double Garage

This recently built garage offers flexibility to do what the new owner wants to do with it. The ground floor is currently in two sections with the internal staircase being accessed from the rear of the left hand bay. There is also an external staircase direct to the first floor. The first floor is at plaster board stage and electrics installed, and the plan was to divide this into a lounge, kitchen area, shower room/wc and store cupboard. There is a balcony off the lounge overlooking farmland.

Front Garden

A good size area and being set back from the road, the current owners are having wooden gates installed early April which will add to the privacy and security of the home. The pedestrian wooden gate has a pathway with lights giving access to the large driveway. There is a wrought iron gate to the side giving access to the side and rear gardens. Brick built log store, The Gas LPG tank is located beneath the front garden easily accessible beside the double garage.

Rear Garden

Wonderful cottage style landscaped garden with enclosed boundaries, timber deck seating area with pergola over looking the ornamental fish pond (fish not included), there is a brick built store with shelving and a further patio area ideally located adjacent to the double doors from the dining area. The current owners have done an amazing job creating a cottage style garden which won't disappoint.

Septic Tank

Is located to the rear of the property on the farmland directly behind the property which is shared with the next door neighbour.

Internet Connectivity

There are Internet CAT 5 cables through out the house.



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- DETACHED DOUBLE GARAGE WITH ROOMS ABOVE
- FURTHER DOUBLE GARAGE
- FOUR BEDROOMS (MASTER WITH EN-SUITE, WALK IN WARDROBE) AND BALCONY
- EXTENDED TO THE SIDE AND REAR

Tenure: Freehold EPC Rating: Awaited

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KMS113163 - 0005

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