



Brigg House, Sankyns Green, Little Witley, Worcestershire

G HERBERT
BANKS

EST. 1898

Brigg House
Sankyns Green
Little Witley
Worcestershire
WR6 6LQ

An extended detached period cottage requiring modernisation with wonderful views.

Entrance hall, family bathroom, large living room with inglenook fireplace, conservatory, snug, dining room, kitchen, utility, 3 ground floor bedrooms.

First floor master bedroom with en-suite bathroom.

2 garages, parking, delightfully large well stocked gardens.

In all about all about 1639 sq.ft

Situation

Brigg House is situated in the sought after WR6 hamlet of Sankyns Green. There are a range surrounding villages including Great Witley, Little Witley, Shrawley, Holt Heath and beautiful village of Ombersley.

These villages provide a number of amenities including junior schools, post office/stores, the well regarded Broomfields farm shop and café, pubs/restaurants and fine churches. Importantly the property lies within the catchment of the highly sought after Chantry Senior School in Martley.

The cathedral city of Worcester is about 8 miles with a superb range of independent schools including Kings School Worcester, Kings Hawford, RGS Worcester and The Grange. Worcester has 2 rail stations with direct connections to Birmingham and London at Paddington together with the very well-placed Worcester Parkway to the south of the city.

Description

An increasingly rare opportunity to acquire a country cottage requiring updating. The potential is huge for the next owner to create a very appealing country home.

Approached by an entrance porch it leads to a fitted kitchen with range of units and appliance to include a Bosch hob with extractor over, Bosch electric oven and Bloomberg dishwasher. There is an adjoining utility room with sink unit and Worcester oil fired boiler.

The living space incorporates a snug through to a dining room and generous lounge with brick inglenook fireplace with Woodwarm wood burning stove and large picture window. There is an adjoining long double glazed conservatory with ornate tiled floor, 2 double glazed door and attractive garden aspect.

A side hall serves as a study with fitted cupboards and shelving, bathroom with coloured suite. There are 3 ground floor bedrooms, 2 with fitted wardrobes and 1 with vanity wash hand basin.

On the first floor is the master bedroom with en-suite bathroom.

Outside

2 detached garages, the lower one having a good sized driveway.

Delightful Large Gardens

These are very well stocked comprising several lawns, a wide variety of trees, shrubs together with a well-positioned terrace and small pond.

Useful timber shed and green house.

GENERAL INFORMATION

Services

Mains electricity and water. Oil fired central heating. Private drainage.

Local Authority

Malvern Hills District Council Tel: 01684 862151

EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting:

www.gov.uk/find-energy-certificate.

The EPC was carried out in July 2024 with a rating of 12/G; potential 73/C.

Viewing by Appointment Only

Via the Agent's Great Witley Office Tel: 01299 896968

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

What 3 Words

///frosted.adhesive.contrived

Approximate Area = 1639 sq ft / 152.2 sq m

For identification only - Not to scale



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