

Bank Farmhouse, Little Witley, Worcestershire



Bank Farmhouse, Bank Road, Little Witley Worcestershire, WR6 6LR

A character listed half timbered detached farmhouse at the end of a country lane.

Wonderful views over adjoining west Worcestershire countryside.

- Reception hall, lounge, large conservatory, breakfast kitchen, study, dining room, shower room, utility room and pantry
- Three bedrooms, shower room and bathroom
- Two attic rooms
- In all about 3,292sqft
- Outbuildings providing garaging and storage
- Large lawned gardens
- Around 0.60 of an acre
- Further block of land approximately 2.4 acres is available via separate negotiation

Situation

This is a fine detached half timber grade II listed family home. It is situated at the end of Bank Road and lies in the much favoured WR6 postcode.

Little Witley is a popular and accessible village with St Michael's Church and a village hall.

The surrounding villages including Great Witley, Shrawley, Holt Heath and the charming village of Ombersley is readily accessible. These villages provide a number of amenities including junior schools, post office/stores, the well regarding Broomfields Farm Shop and Café, Top Barn Farm Shop, public houses/restaurants and fine Church's. Importantly the property lies within the catchment of the highly regarding Chantry Senior School at Martley.

The Cathedral city of Worcester is about 8 miles distant with extensive amenities and direct rail services to Birmingham and London Paddington. There is also the well positioned Worcester Parkway rail station to the south of the city.

There is excellent M5 motorway access via junction 5 ay Wychbold and 6 at north Worcester.

The surrounding undulating countryside provides wonderful walks and countryside pursuits.

Description

Bank Farm House is a very appealing half timbered detached farm house.

The generous centrally heated family accommodation presently provides a large lounge with brick inglenook fireplace. A substantial conservatory off enjoying some wonderful views.

The central breakfast kitchen provides a range of wall and floor units with granite worksurfaces, central island and Rayburn and further appliances. A door leads directly into an appealing dining room.

There is a small inner hallway giving access to a shower room, utility room/boot room and pantry.

The first floor provides 3 good bedrooms, a large shower room and separate bathroom.

On the second floor are 2 useful attic rooms/occasional bedrooms.

Outside the rear of these buildings is a range of garages (two open fronted and one with timber doors). Please note these have historically been served by a stone track

which is now grassed over running through the rear garden.

Adjacent to the rear garden is a fenced off track/bridlepath which will form part of the sale. Please note the adjoining farm will retain a right of access over this strip.

There is an open fronted garage situated to the side of the property with courtyard parking.

An expansive lawned gardens and grounds.

A further paddock/pasture is available via separate negotiations.

GENERAL INFORMATION

Energy Performance

Current rating: D56 Potential: C71 Carried out: 24th September 2024

Services

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

Local Authority

Malvern Hills District Council 01684 862 423

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.

Viewing

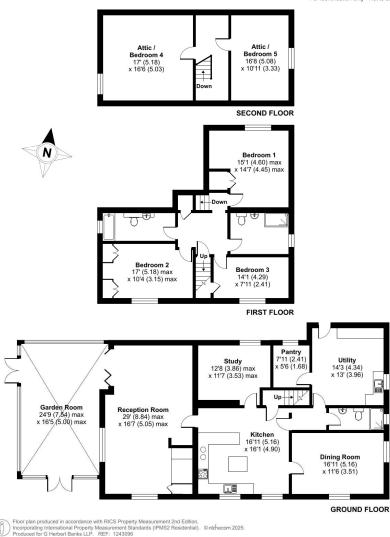
Via the Sole Agent's Great Witley Office Tel: 01299 896968

Directions

What3words ///chill.habit.handyman

Bank Road, Little Witley, Worcester, WR6

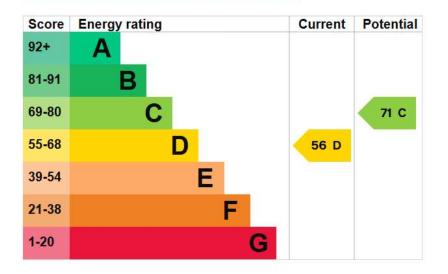
Approximate Area = 3292 sq ft / 305.8 sq m For identification only - Not to scale



Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements that he has astiffed himself as to the correctness of each of the statements by inspection or otherwise and that no warrant or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the parchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudkman.

