



Bank Farmhouse, Little Witley, Worcestershire

G HERBERT
BANKS

EST. 1898

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 regarded 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 regarded 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

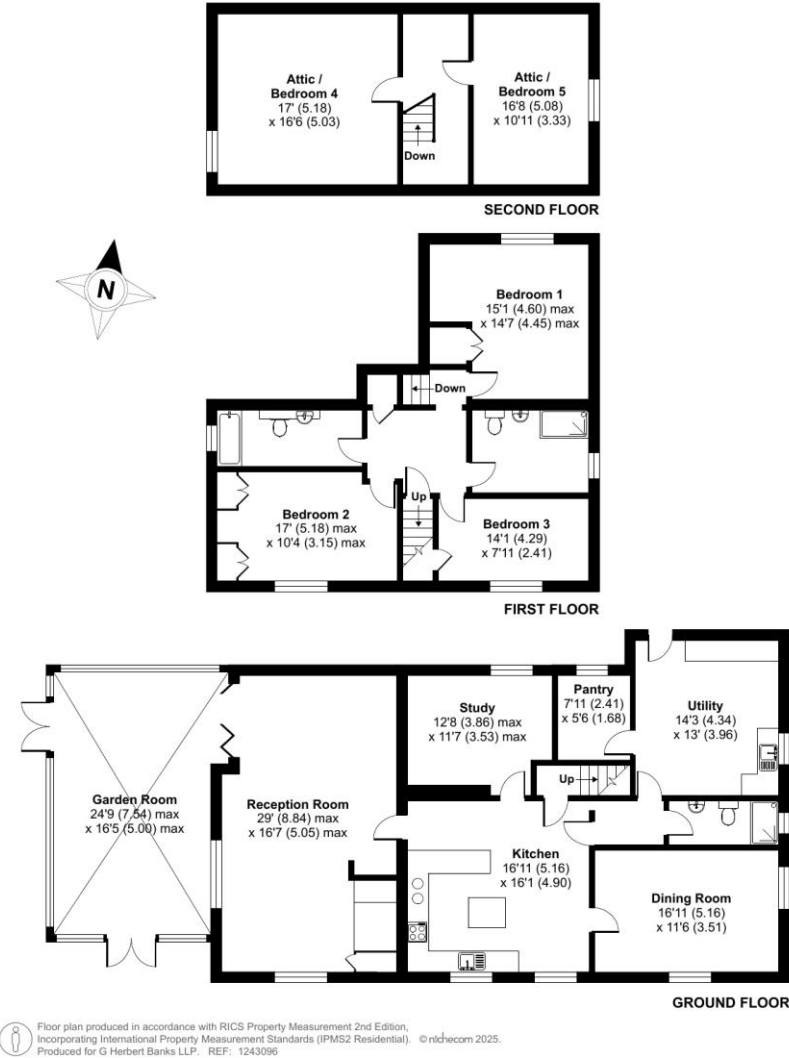
Tel: 01299 896968

Directions

What3words ///chill.habit.handyman

Bank Road, Little Witley, Worcester, WR6

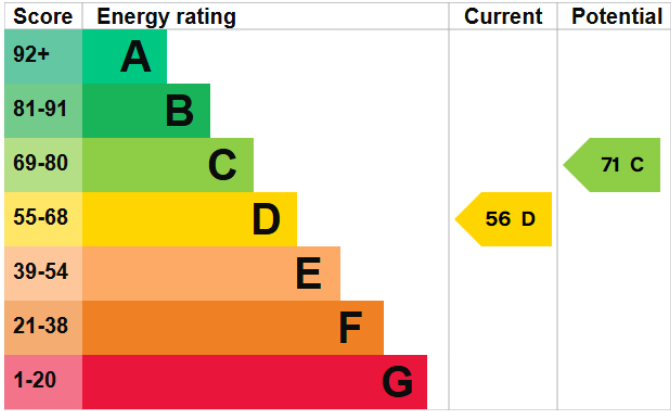
Approximate Area = 3292 sq ft / 305.8 sq m
For identification only - Not to scale



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.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

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