



Snowdrop Cottage, Hill House Farm, Great Witley
Worcestershire WR6 6JB

G HERBERT
BANKS

EST. 1898

A modern three bedroom barn conversion in a lovely rural setting

For sale by Private Treaty

- Master bedroom with en suite shower room
- Two further bedrooms
- Sitting room with log burning stove
- Dining kitchen
- Boiler / Utility Room
- WC
- Private parking and gardens
- Accommodation of 104.4m² (1,124 ft²)

Situation

Snowdrop Cottage is situated in a small bespoke development of barn conversions next to a Grade II Listed farmhouse. The property is accessed via a long private driveway amidst glorious unspoilt Worcestershire countryside. The drive passes pools, old orchards and a bank which in the early months of each year is covered in snowdrops, hence the name given to this property.

Great Witley provides a range of local amenities including a primary school, general stores/post office, doctor’s surgery, petrol station with shop, village hall and church. The property lies within the catchment area of the highly regarded Chantry School at Martley.

The cathedral city of Worcester is about 12 miles distant which has direct rail links to Birmingham and London Paddington. There is good M5 motorway access via junctions 5 at Wychbold and 6 and 7 to the north and south of Worcester. The nearby town of Kidderminster also has good rail links.

What3Words <https://w3w.co/shock.circus.runs>

Description

Snowdrop Cottage is an attractive modern barn conversion, with accommodation described in more detail as follows:-

The front door opens to a spacious **KITCHEN/DINING ROOM** with an extensive range of cream fitted kitchen units with dark laminate worktops. The kitchen units incorporate a Hotpoint dishwasher, Indesit double electric oven, Indesit 4 ring LPG hob, Beko fridge and freezer. Over the hob there is a stainless steel and glass extraction hood.

Door leading to **BOILER / UTILITY ROOM** with wall mounted Worcester Bosch LPG central heating boiler and housing the hot water cylinder. Plumbing for washing machine. Door to **WC** with basin.

SITTING ROOM with two windows overlooking the attractive courtyard setting. The room has a Clearview log burning stove set on a slate tiled hearth.

A staircase from the kitchen takes you to a galleried landing with doors to the three bedrooms and the **BATHROOM** having bath with shower over and glass screen, WC, basin and electric shaver light.

BEDROOM ONE with high vaulted beamed ceilings and door to **EN-SUITE** with shower, WC, basin and electric shaver light.

BEDROOM TWO with high vaulted beamed ceilings.

BEDROOM THREE with high vaulted beamed ceilings.

BATHROOM Having bath with shower over and glass screen, WC, wash hand basin and electric shaver light.

OUTSIDE There is a private graveled parking in the courtyard, a lawned area and then to the rear of the house a section of the bank between the dwelling and the drive. Please see the red edged area on the site plan.

Tenure

The property is Freehold, and vacant possession will be given upon completion.

Services

It is understood that the property is connected to mains electricity and water. The property is heated via an LPG fired central heating system, with a sunken bulk tank. Drainage is to a shared private drainage system.

The drainage system and the LPG bulk tank are both located outside the red edged ownership of Snowdrop Cottage – suitable legal rights are in place for these.

Local Authority

Malvern Hills District Council.

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 - Tel: 01299 896968.

Money Laundering, Terrorist Financing & Transfer of Funds (Information on the payer) Regulations 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property, you will be required to undertake a formal identification process, which can be done in person or online. Without identification a sale cannot proceed.

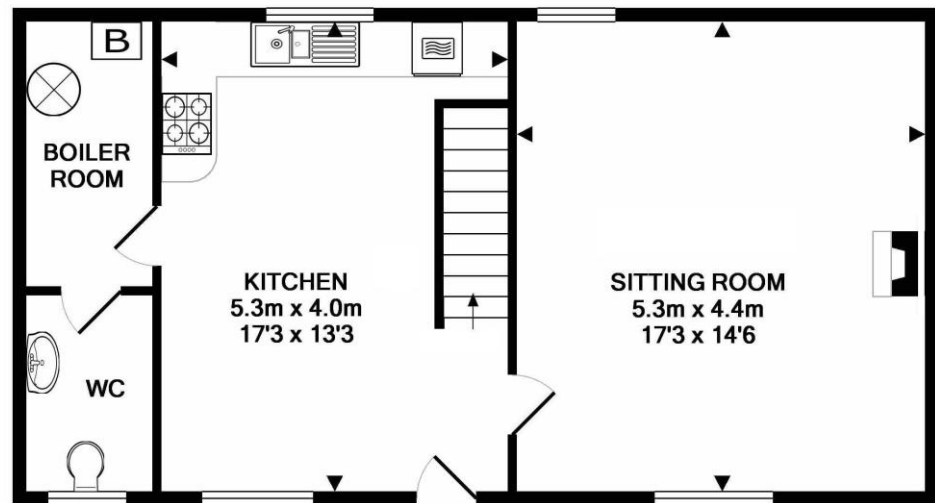
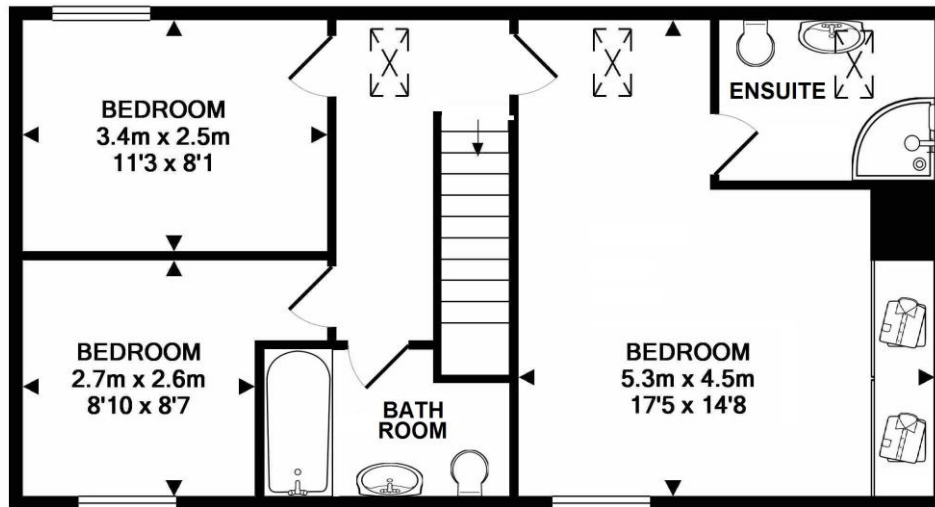
Rights of access

The property has right of access along the long tarmac drive. The neighbouring barn conversion, known as The Coach House, has a right of access over part of the gravelled driveway owned by Snowdrop Cottage.

Agent's Note

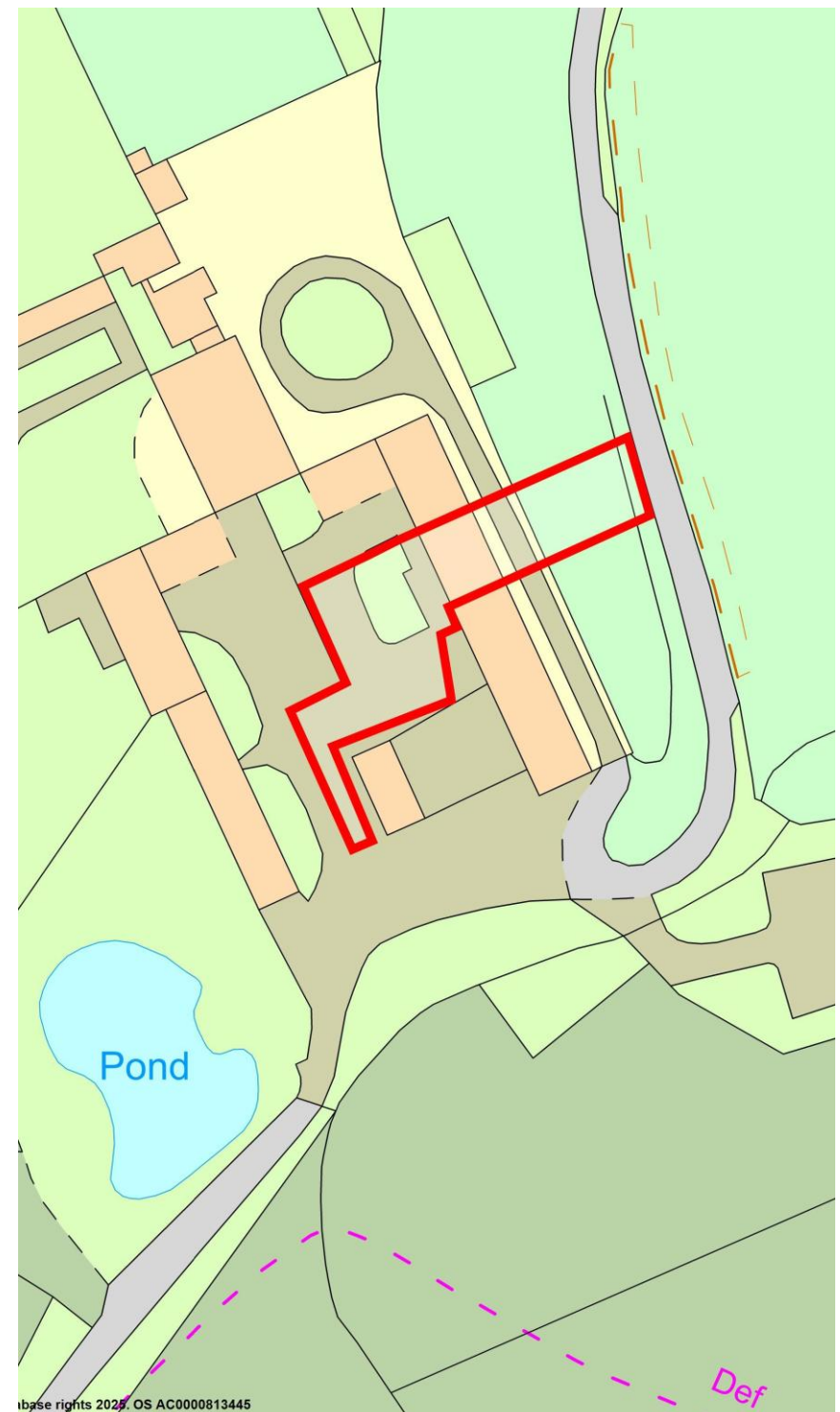
We are required under the Estate Agents Act 1979 to advise that one of the vendors is a partner of G Herbert Banks LLP.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

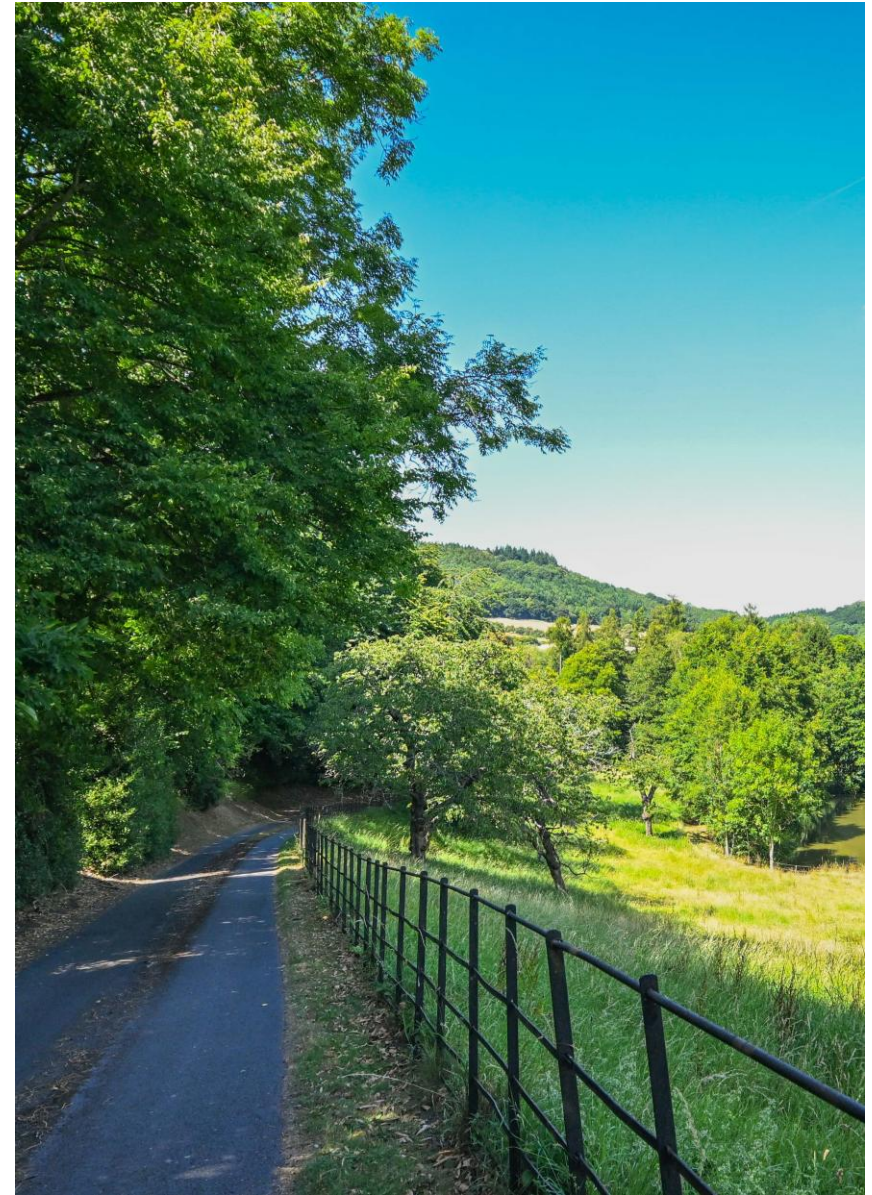
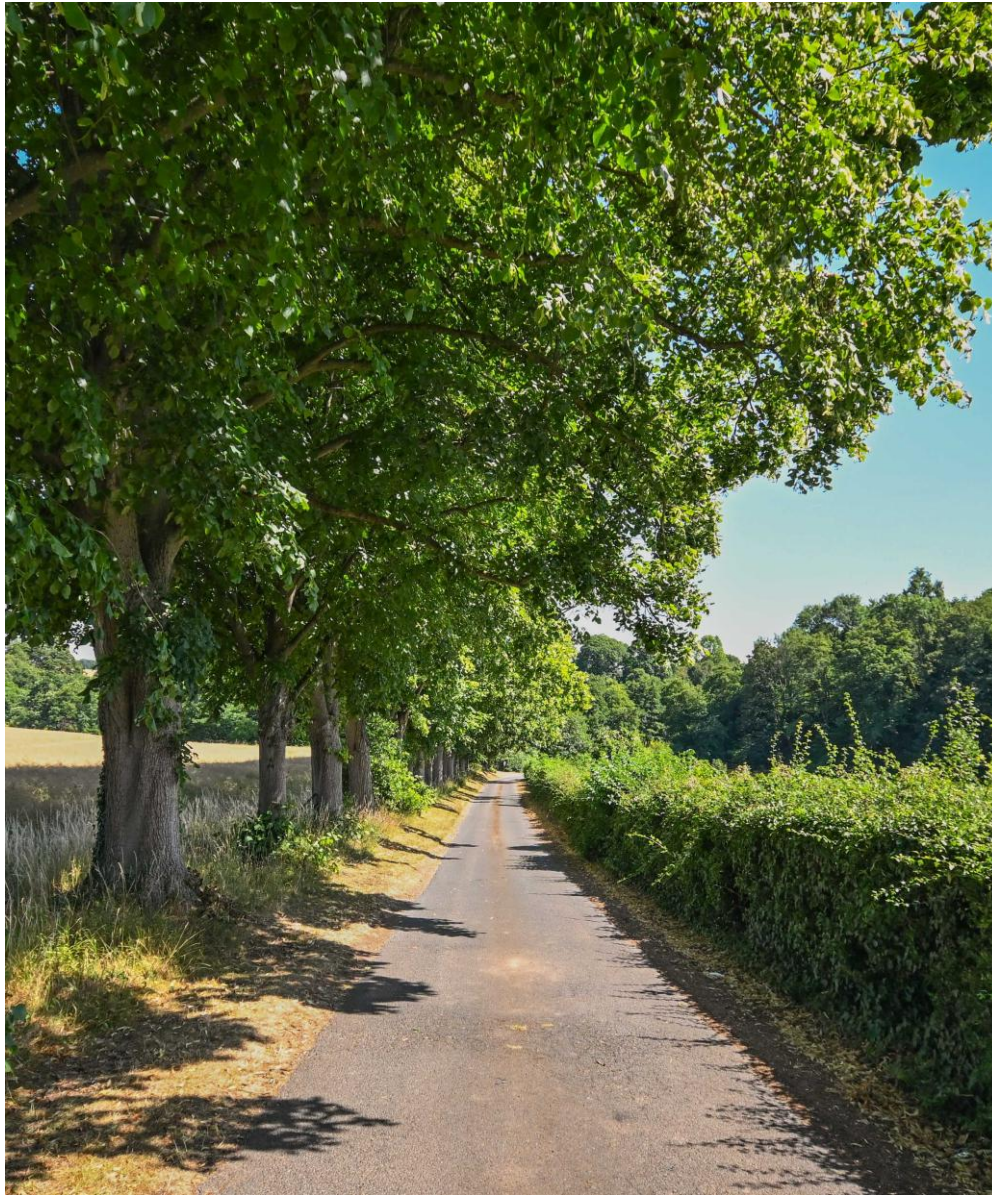


MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

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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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 for any 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 satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty 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 purchasers. 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 Ombudsman.

