



Leggett & James

The Vale of Evesham Property Experts



'Barncourt' Mill Bank

Fladbury, Pershore, WR10 2QA

Asking Price £750,000



Beautifully positioned in the charming village of Fladbury, this detached house presents a unique opportunity for those seeking a flexible living space or an eye for development.

Fladbury is a sought-after village, known for its picturesque surroundings and community spirit, making it an excellent choice for those looking to settle in a tranquil yet vibrant area.

Set on a fantastic plot, this home boasts ample outdoor space, allowing for potential landscaping or personal touches to create your own secluded space.

This home presents a wonderful opportunity to put your own stamp on it, allowing you to personalise the space to suit your lifestyle and preferences.

To truly appreciate the full potential of this property, a viewing is essential. Do not miss the chance to explore this unique home and envision the possibilities it holds.



Porch

with stairs leading up to the front door.

Entrance Hall

having two panel radiators and two double glazed windows to the front.

Cloakroom

with a wash hand basin, low level WC and tiled floor.

Sitting Room

having a double glazed window to the front, two double glazed windows to the side, two panel radiators and a marble fireplace with cast iron gas fire.

Kitchen/Dining Room

with a double glazed window to the side, double glazed French doors, oak flooring throughout, a range of oak built base units with work surfaces over, one and a half bowl sink with drainer, tiled splashback, island with granite worktop, integral dishwasher, space for a fridge freezer, space for a cooker, filter hood, walk in larder, spotlights and three panel radiators.

Utility

having a door to the side, a range of wall and base units with work surface over, sink with drainer, tiled splashback and space and plumbing for washing machine.

Snug

with a double glazed window to the rear and a panel radiator.

Craft Room/Office

having a double glazed window to the rear.

First Floor Landing

with doors to:

Bedroom One

having two double glazed windows to the front, two panel radiators and a walk in wardrobe.

En Suite

with a panel radiator, low level WC, wash hand basin in vanity, bath, tiled floor and spotlights.

Bedroom Two

having a double glazed window to the front, a double glazed window to the side and a panel radiator..

Bedroom Three

with a double glazed window to the side and a panel radiator.

Bathroom

having a double glazed window to the side, panel radiator, low level WC, wash hand basin in vanity, panel bath, tiled floor and spotlights.

Outside

The outside space is vast and benefits from a smaller area off the back of the kitchen and a larger area to the front of the property. There are areas laid to lawn, patio spaces along with established shrubs and trees. It is a must see as it can only truly be appreciated once you are in the setting.

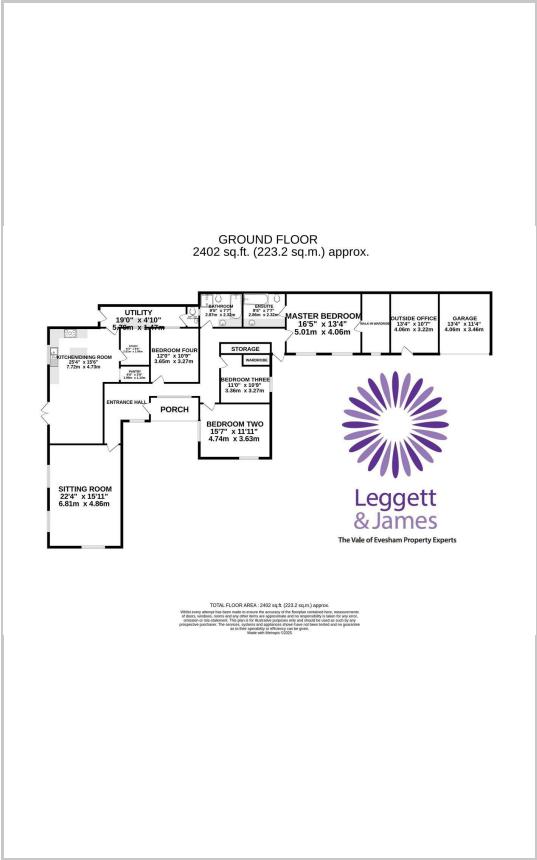
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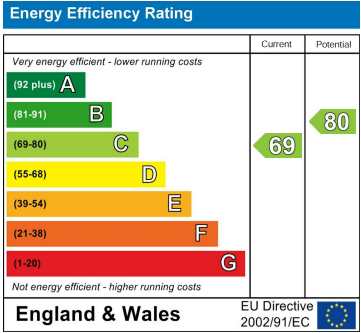
Area Map



Floor Plans



Energy Efficiency Graph



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