



Farthing Cottage, Hawbridge, Stoulton

£400,000

- Character two bedroom detached cottage
- Living room with an Inglenook fireplace
- Kitchen with separate utility room
- Superb dining room with bay window
- Master bedroom with en-suite
- Well established garden
- Off road parking

Nigel Poole
& Partners

Farthing Cottage

£400,000

****CHARACTERFULL TWO DOUBLE BEDROOM COTTAGE**** The original cottage is 16th century with a wealth of charming features throughout with exposed wall and ceiling beams. The living room has an Inglenook housing the multi-fuel stove; study; a galley style kitchen with a separate utility room; dining room; conservatory and a ground floor bathroom. On the first floor there are two double bedrooms-the master with en-suite. The wrap around garden has pretty cottage style planting, patio seating areas and gated off road parking. Stoulton is a village ideally placed between Pershore and Worcester with excellent links to the motorway and the Worcester Parkways train station.

Entrance Hall 11' 3" x 6' 5" (3.43m x 1.95m) max

Double glazed window to the front aspect. Doors to the dining room and living room. Stairs rising to the first floor. Tiled flooring. Radiator.



Living Room 13' 5" x 11' 5" (4.09m x 3.48m) max

Double glazed windows to the front aspect. Inglenook housing the multi-fuel stove. Tiled flooring. Radiator. Door to the inner hall leading to the bathroom. Door to the study.



Study 10' 5" x 10' 3" (3.17m x 3.12m)

Double glazed window to the front aspect. Tiled flooring. Door to the kitchen.

Kitchen 10' 0" x 7' 9" (3.05m x 2.36m) max

Double glazed window to the rear aspect. Wall and base units surmounted by worksurface. Stainless steel sink and drainer with mixer tap. Space for appliances. Eye level electric oven. Door to the utility room.

Utility Room 8' 0" x 6' 7" (2.44m x 2.01m)

Double glazed window to the rear aspect. Wall and base units surmounted by worksurface. Stainless steel sink and drainer with mixer tap. Space and plumbing for appliances.

Ground Floor Bathroom 7' 7" x 6' 3" (2.31m x 1.90m)

max

Obscure double glazed window to the rear aspect. Panelled bath. Pedestal wash hand basin and low flush w.c. Tiled flooring. Radiator.

Dining Room 18' 4" x 9' 9" (5.58m x 2.97m) max

Double glazed bay window to the front aspect and a double glazed window to the rear. French doors to the conservatory. Tiled flooring. Radiator.



Conservatory 12' 5" x 8' 1" (3.78m x 2.46m) max

Built of brick with double glazed windows and French doors to the garden. Radiator.

Landing

Double glazed window to the rear aspect. Storage cupboards. Doors to two bedrooms. Access to the loft.

Master Bedroom 10' 3" x 10' 3" (3.12m x 3.12m)

Double glazed window to the front aspect. Door to the en-suite. Access to the loft.

En-suite

Shower cubicle with electric shower. Tiled splashbacks. Pedestal wash hand basin and low flush w.c. Central heated ladder rail.

Bedroom Two 10' 3" x 9' 3" (3.12m x 2.82m) max

Vaulted ceiling. Three single glazed windows. Radiator.

Broadband and Mobile Information

To check broadband speeds and mobile coverage for this property please visit:

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode **WR7 4RJ**

Garden

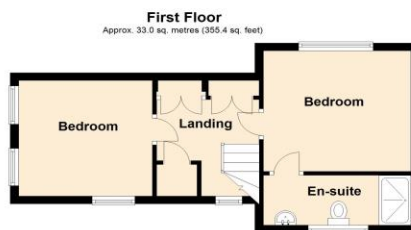
The garden wraps around the property with a variety of pretty planting, a pond, patio seating areas and space for parking. The oil tank and boiler are to the rear of the property.



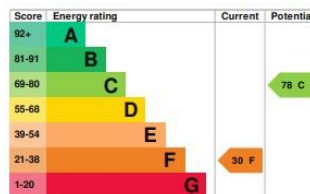
Tenure: Freehold

Council Tax Band: D





Total area: approx. 105.9 sq. metres (1140.2 sq. feet)



MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

N446 Ravensworth 01670 713330

