



# Windmill Hill, Stoulton

Asking Price: £700,000

- Five bedroom detached farmhouse with original parts believed to date back to the 1750's
- Set in a plot of approx. 0.5 acres with further land by separate negotiation (up to approx. 7 acres)
- Character features throughout include exposed beams, parquet wood flooring and wooden latched doors
- Lovely sitting room with beam feature, exposed brick fireplace with wood burner
- Dining room with inglenook and wood burner
- Kitchen/dining room. Separate utility room/w.c.
- Master bedroom with en-suite and bathroom
- Drive leading to the rear of the farmhouse with parking
- Located opposite a livery yard with stabling to rent
- Views to the rear over open countryside/fields.
- Excellent commuter links to M5 and Worcestershire Parkway Station.
- NO ONWARD CHAIN

**Nigel Poole  
& Partners**

# Windmill Hill

Stoulton

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**\*\*FIVE BEDROOM DETACHED FARMHOUSE WITH ORIGINAL PARTS BELIEVED TO DATE BACK TO 1750'S - SUPERB LOCATION WITH FAR REACHING VIEWS TO THE REAR\*\*** Set in a plot of approx 0.5 acres with a further land available by separate negotiation (up to approx. 7-acres). Character features throughout including exposed beams, parquet wood flooring and wooden latched doors. Entrance hall; sitting room with a lovely beam feature separating the room into two areas and exposed brick fireplace with wood burner; dining room with inglenook and wood burner; kitchen/dining room with AGA; separate utility room with w.c. Master bedroom with en-suite. Family bathroom. The farmhouse sits in plot with gardens surrounding the property. There is a further garden area beyond the drive at the rear which backs onto open countryside and fields. The additional land is available behind this area of garden. A gravelled drive leads to the rear of the property with parking. Excellent commuter links with Worcestershire Parkway and the M5. NO ONWARD CHAIN.

## Front

A gravelled drive leads around to the rear of the property. The front of the property has an open front porch leading into the entrance hall but the current owners mainly use the rear access into the utility room.

## Entrance Hall

Wooden entrance door. Exposed ceiling and wall beams. Parquet wood flooring. Stairs rising to the first floor. Radiator.

## Sitting Room 21' 6" max x 12' 1" (6.55m x 3.68m)

Two double glazed windows to the front aspect. Exposed brick fireplace with oak mantle and wood burner. This room has a lovely open beam feature which divides the room into two areas. Parquet wood flooring. Two radiators.



## Dining Room 13' 2" x 12' 6" (4.01m x 3.81m)

Double glazed window to the front aspect. Inglenook fireplace with exposed brickwork, oak mantle and wood burner. Parquet wood flooring. Under stairs storage cupboard. Exposed ceiling and wall beams. Radiator.

## Kitchen/Dining Room 21' 8" x 8' 0" (6.60m x 2.44m)

Double glazed window to the rear aspect. Double glazed sliding patio doors into the garden. Range of wall and base units surmounted by wooden block work surface. Inset ceramic sink with mixer tap. Integrated NEFF oven/grill and four ring induction hob with extractor hood. Oil fired AGA. Fitted storage cupboard. Tiled splash backs and floor. Radiator.



## Utility Room 14' 9" x 7' 4" min (4.49m x 2.23m)

Double glazed window to the side aspect. Wooden door to the rear. Range of base units surmounted by wooden block work surface. Inset ceramic sink with mixer tap. Double fitted cloaks cupboard. Space for fridge freezer and space for further appliance. Space for washing machine and tumble dryer. Further storage cupboard. Floor standing Worcester oil-fired boiler. Tiled splash backs and floor. Radiator.

## W.C.

Double glazed window to the side aspect. Low level w.c.

23 High Street, Pershore WR10 1AA

## Landing

Airing cupboard with shelving and hot water cylinder. Recessed shelf/window. Exposed wall beams. Access into loft. Radiator.

## Bedroom One 18' 0" max x 10' 1" (5.48m x 3.07m)

Double glazed window to the rear aspect with far reaching views over surrounding countryside. Fitted wardrobes. Access into loft. Radiator.



## En-Suite 8' 0" x 7' 3" (2.44m x 2.21m)

Double glazed window to the rear with views. Matching white suite: Panelled bath; pedestal wash hand basin and low level w.c. Ladder/towel radiator. Painted floor boards. Tiled splash backs.



## Bedroom Two 12' 9" x 10' 9" (3.88m x 3.27m)

Double glazed window to the front aspect. Cast iron feature fireplace. Fitted wardrobe. Radiator.

## Bedroom Three 12' 8" min x 12' 1" (3.86m x 3.68m)

Double glazed window to the front aspect. Exposed wall beams. Wall lights. Fitted wardrobe. Radiator. Fitted wardrobes.

## Bedroom Four 11' 4" x 8' 0" (3.45m x 2.44m)

Double glazed window to the rear with views. Painted floor boards. Radiator.

## Bedroom Five 9' 5" x 7' 0" (2.87m x 2.13m)

Double glazed window to the front aspect. Exposed wall beams. Radiator.

## Family Bathroom 9' 5" max x 7' 3" (2.87m x 2.21m)

Double glazed window to the front aspect. Matching white suite: Panelled bath with Triton electric shower; vanity wash hand basin and low level w.c. Exposed wall beams. Ladder/towel radiator. Tiled splash backs and floor.



## Garden

The garden surrounds the cottage with hard landscaping, patio seating area, lawn and a variety of mature planting including trees and shrubs. Beyond the drive to the rear is a further area of garden with backs onto open countryside/fields – up to 8-acres of this land can be purchased by separate negotiation.



## Livery Facilities

There are livery facilities opposite this property which are available to rent and include stabling and menage.

## Additional Land

Additional land is available by separate negotiation – up to approximately 7-acres.



## Motorway & Rail Links

With excellent commuter links to the M5 and Worcestershire Parkway Station, which has direct lines to Birmingham, London, Cheltenham and Cardiff.

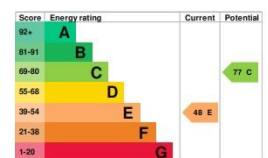
## Tenure: Freehold Council Tax Band: G Broadband and Mobile Information

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 4RP

**Disclaimer:** Please note that a planning application in principle has been agreed for three substantial detached properties in the ground to the left hand side of the drive as you approach Thorndon Grove.



Total area: approx. 170.9 sq. metres (1639.8 sq. feet)



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