



The Farmhouse, 73 Main Street, Evesham, WR11 7JJ

Offers over £700,000



CHRISTIAN
LEWIS
PROPERTY



LEWIS

Offers over £700,000

The Farmhouse, 73 Main Street

Evesham, WR11 7JJ

- An attractive period farmhouse, in the heart of a highly regarded village
- Renovated in 2000
- Detached secret garden
- A period property
- Must be viewed
- Three spacious double bedrooms all benefitting from ensembles
- Plenty of parking
- Single garage along with double car port
- Steeped in history
- A peaceful part of the village

Nestled within the heart of a highly coveted village, this former farmhouse boasts an enchanting presence, occupying a serene and prominent position. Its rich history, tracing back in part to the 16th century, intertwines seamlessly with modern upgrades undertaken around 2000, meticulously preserving and enhancing its inherent charm. From flagstone floors to exposed timbers and stonework, every corner exudes character, complemented by period doors and exquisite inglenook fireplaces.

Sprawling across approximately just shy of *3,000 sqft*, the accommodation really must be viewed to appreciate the character, charm and space that this has to offer. The property comprises of; rear porch, w/c, utility, stunning country kitchen/breakfast room, dining room and the most wonderful living room. Upstairs benefits from three spacious double bedrooms all benefitting from ensembles.

Outside, the property unfolds into three distinct areas, with an enclosed walled garden at the rear accessible through automatic gates, offering gravel pathways and tranquil paved seating spots. A versatile garage/workshop with power connection stands within this area. Nearby, a designated parking area, sheltered by a car barn with two bays, provides ample space. A rear door leads to a private garden oasis, currently paved, featuring raised vegetable beds and a handy lean-to garden store.



Location

Bretforton is a sizeable and active village with amenities to include a first school, a C13th parish church, community stores, and an award winning National Trust owned village inn (Country Pub of the Year 2016), The Fleece. Broadway and Chipping Campden are a short distance away (approx. 5 miles) and a mainline railway in nearby Honeybourne provides a regular direct service to London Paddington in around 1 hour 40 minutes.

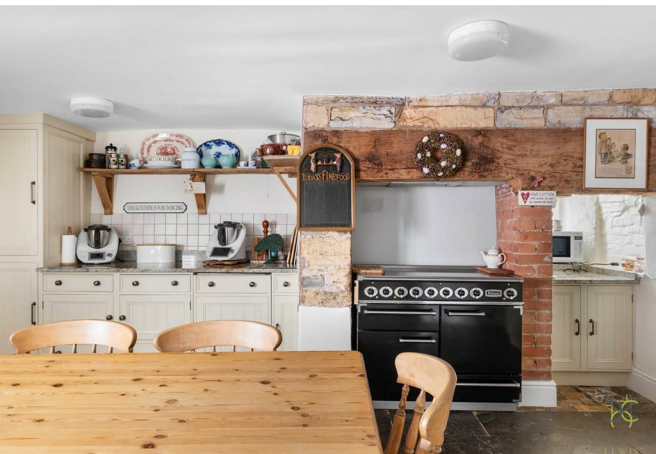
Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band G

EPC Rating: Exempt



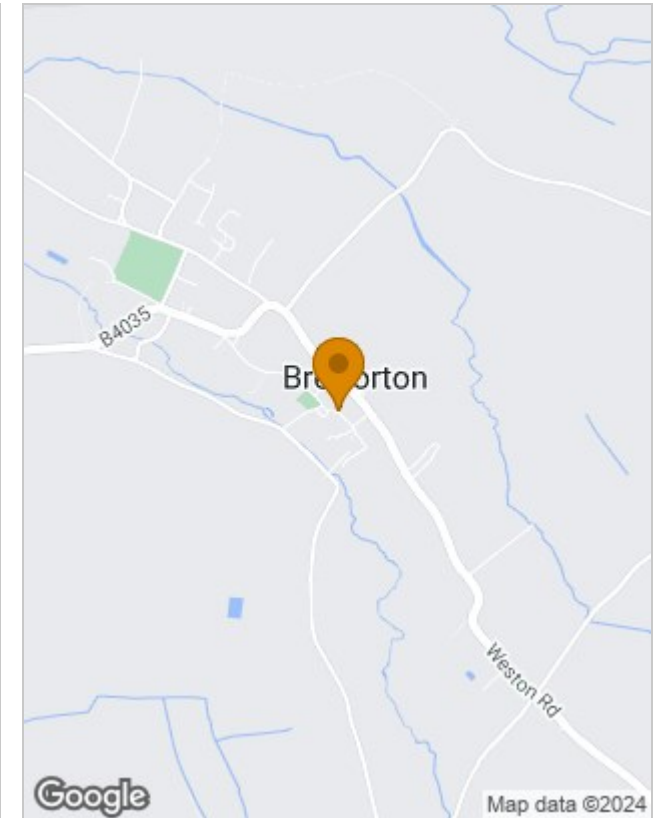




Floor Plans



Location Map



Energy Performance Graph

Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

86 High Street, Evesham, Worcs, WR11 4EU
Tel: 01386 442929 Email: christian@christianlewisproperty.co.uk www.christianlewisproperty.co.uk