



ESTATE AGENTS

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Hill Cottage,
Rectory Lane,
Upton Warren,
Bromsgrove
B61 7EJ

For Sale

Price £825,000



A FINE PERIOD DETACHED GRADE II LISTED HOUSE WITH
FOUR RECEPTION ROOMS, FIVE BEDROOMS, ONE EN-SUITE,
IN RURAL LOCATION SET IN APPR. 2.46 ACRES OF GROUNDS
WITH DRIVEWAY, GARAGING & WORKSHOP,
OUTBUILDINGS & REAR VEHICULAR ACCESS

COUNCIL BAND: G

Residential Sales Particulars

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Situation

Approximant distances M5 motorway (junction 5), 1.9miles. Droitwich 4.1miles. Birmingham traveling north 22miles (M42 & M6)

Hill Cottage is a Grade II Listed detached property built circa 1865, set in its own grounds of approximately 0.7 acres with tennis court, orchard and paddock of about 1.76 acres, outbuildings to include garaging and workshop and separate garage with ample loft. There are kennels and garden stores, attractive garden and lawed frontage to this period property.

The property is timber framed and has been extended in the 19th century adding a garden room and kitchen with utility room. The house has open fires with log burning stoves and oil fire central heating, there are leaded glazed windows with partial secondary double glazing and features exposed timbers and large fireplaces to suit the period. There is private drainage and vehicular access to the paddock and orchard to the rear.

Viewing

BY APPOINTMENT ONLY

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property

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Property Comprises

Entrance Porch solid timber front door with security locks, leaded glazed window and pendant light. Timber inner door leads into

Dining Room

measuring overall approximately 16'6" x 17'10" (5.5m x 5.21m) with open fireplace having log burning stove over stone hearth. Exposed wall and ceiling timbers. Useful under stair storage cupboard with automatic light and timber latched door. Wall light points and picture lights, period radiators, front and rear elevation leaded windows with partial secondary double glazing and venetian blinds to the rear. Multi socket power points. Timber door through to



Living Room measuring overall approximately 14'4" x 21'5" (4.38m x 6.55m) with exposed wall and ceiling timbers, rear elevation leaded windows with secondary double glazing and venetian blinds. Large open fireplace with timber beam, stone hearth and log burning stove with hood over. Alcove storage to side of fireplace. Front elevation leaded windows, period radiators, wall light points and power point. TV aerial point.



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From the dining room, thumb latch door leads into

Breakfast Room measuring overall approximately 9'5" x 12'8" (2.89m x 3.90m) with moulded display shelving, pendant light and front elevation leaded glazed window. Period radiator, power points and TV aerial point, quarry tiled floor covering. Archway through to



Kitchen measuring overall approximately 13'4" x 16'2" (4.08m x 4.93m) maximum with range of fitted kitchen units having work top surfaces, drawers and storage cupboards under. Central island unit with drawers under work top surface. Ceiling lights and spotlights, power points and laminated single drainer sink unit with mixer tap. Side elevation windows with secondary double glazing and terracotta floor covering. Built in microwave and oven, fitted fridge and freezer. Useful rack shelving to storage cupboard. Side access door into garden. Latched door to



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Utility Room with plumbing for automatic washing machine, work top surface and shelving. Ceiling light, electric meter point and consumer unit.

From the kitchen there is door into

Front Lobby/ Boot Room with storage cupboard with water meter, heating pump and 24-hour time control. Enclosed central heating boiler. Front elevation leaded window and timber front access door, spotlights and power points.

Off the breakfast room further latched door into inner hallway, with stairs to first floor and steps down to

Cloak Room with period style low flush WC, wall mounted hand wash basin and side elevation leaded window, wall light point and panelled radiator.

Further door from inner hall leads out to paved terrace and door into



Garden Room measuring overall 13'10" x 10'5" (3.99m x 3.2m) with exposed ceiling timbers, having fully fitted parquet flooring (currently covered by carpet), leaded glazed windows with secondary double glazing, panelled radiator, exposed brick fireplace and brick hearth, having useful storage cupboards to either side and timber beam over. Wall light points, inset ceiling lights. Picture lights with dimmer switched. Leaded glazed double doors lead out to garden towards the tennis court.



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Stairway leads up to first floor with banister rail

Landing with panelled radiator, rear elevation leaded windows, wall light points and pendant light. Double fronted linen cupboard and built-in tank cupboard with insulated hot water tank, immersion heater and top storage.

Bedroom One measuring approximately 14'4" 13'9" (4.38m x 4.23m) with front elevation leaded windows, wall light points, exposed timbers and period radiator. Power points and side elevation window with secondary double glazing. Fitted period wardrobe cupboards.



En Suite Bathroom

comprising low flush WC, cubicle shower with sliding doors and Triton electric shower with ceramic tiled surrounds. Pedestal hand wash basin, rear elevation leaded windows with secondary double glazing. Upright chrome radiator / towel rail. Claw foot bath with hot and cold taps, pull cord light switch.

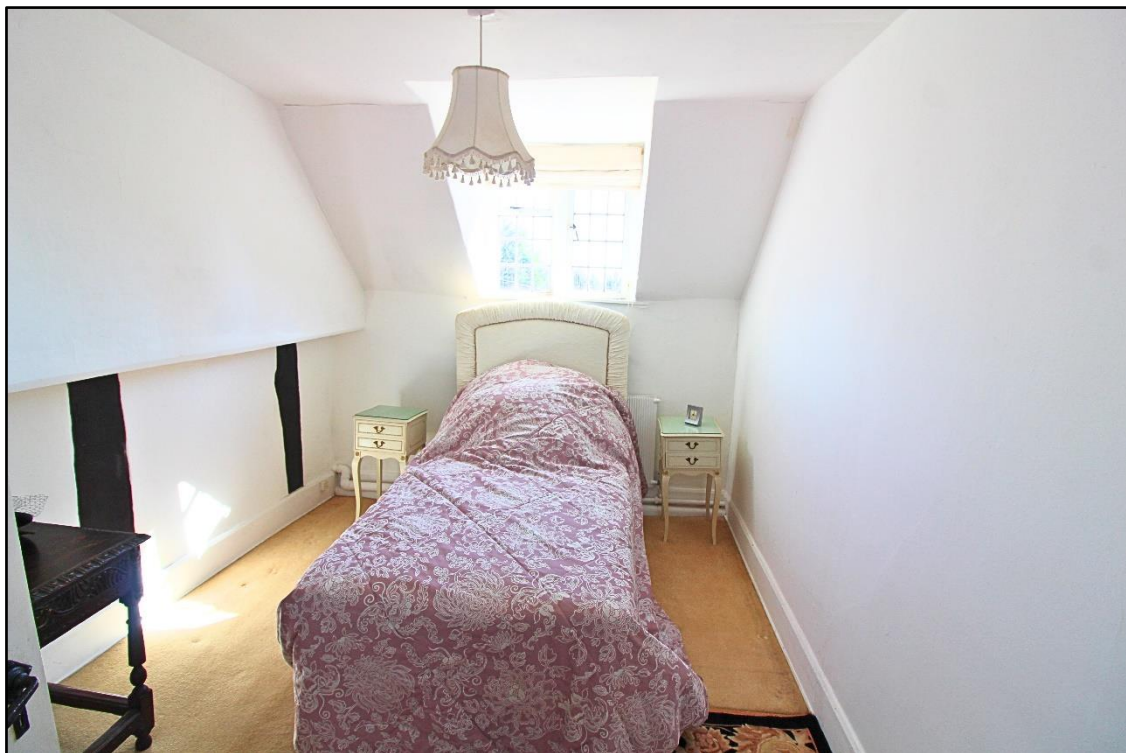


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Bedroom Two measuring approximately 13'3" x 12'7" (4.05m x 3.87m) with built-in wardrobe cupboards and storage, front and side elevation leaded windows, panelled radiator, pendant light and multi socket power points.



Bedroom Three measuring approximately 11'6" x 8'8" (3.53m x 2.68m) to eave height with leaded front elevation dormer window, pendant light, power points, panelled radiator.



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Bedroom Four measuring approximately 9'6" x 11'5" (2.92m x 3.50m) with built in wardrobe cupboards, side and rear elevation leaded glazed windows with secondary double glazing. Wall light point, pendant light with rose and panelled radiator.



Bedroom Five / Dressing Room measuring approximately 11'7" x 8'8" (3.56m x 2.68m) with dormer front elevation leaded window with roller blind, panelled radiator, multi socket power points and pendant light. Sealed period fireplace and built-in wardrobe cupboard.



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Bathroom measuring overall approximately 10'8" x 9'6" (3.29m x 2.92m) with front elevation dormer leaded window with roller blind. Low flush WC and pedestal hand wash basin. Panelled bath with mixer tap, telephone handle shower attachment, ceramic tiled surrounds. Towel ring and shelf. Separate shower cubicle with plumbed in shower with twin shower heads, manual temperature control, glazed door and side panel. Upright chrome towel rail / radiator (electric) shaver mirror, towel ring, toothbrush holder, pull cord light switch. Wall light over bath with pull cord light switch.



Outside the Property

To the front there is gated driveway providing off-road parking for vehicles in front of garage building, with two pairs of double doors and a workshop, with front window. Garage One measuring approximately 18'3" x 10'4 (5.57m x 3.16m) connected to power (double doors). Garage Two measuring internally 12'2" x 13'8" (3.71m x 4.20m) with rear elevation windows, connected to light and power (double doors). Workshop with rear pedestrian access measuring approximately 8'5" x 13' 7" (2.59m x 4.17m), with front elevation window and interconnected doorway to garage Two.



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Before the gated access drive, there is a detached garage build off the road into the bank. Measuring internally 18'x 12'2" (5.48m x 3.71m) of brick construction with pitched roof connected to light and power. There is ample storage loft approached from the rear via steps and loft door.



Off the front drive, there is mature border, retaining stones, front rose bed, holly and beech hedge together with Scots pine.

To the front of the property, there is a lawn area, central walkway and pedestrian gate off the road. Walled boundary, stocked borders and mature Magnolia tree.



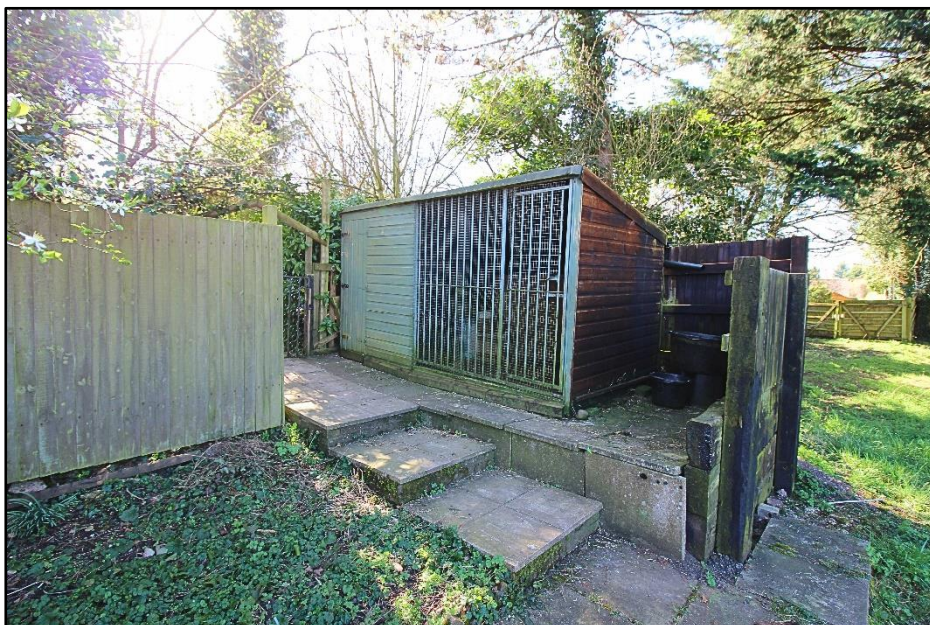
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Gated access to the side of the property leads into courtyard enclosure, with outside gardeners WC, with hand wash basin, pendant light and quarry tiled floor covering (thumb latch door).



There are Oil storage tanks. With southerly aspect, there is useful garden store with stable door and a log store, measuring approximately 12' x 7' (3.65m x 2.13m) connected to power.

Walled enclosure and greenhouse, being brick paved. Paved walkway with rose arbour and box hedge to kitchen garden, with spring bulbs and old-fashioned geranium, leads down to gated access to the orchard and paddock. With dog kennel and timber garden stores. The paddock has gated access, the orchard has separate access and there is vehicular access off the road. There is water connected to the paddock and separately to the house



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Services: Mains water and electricity are connected. There is private drainage, oil central heating. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Persore
WR10 1PT Telephone 01386 565000

Council Tax: Band G



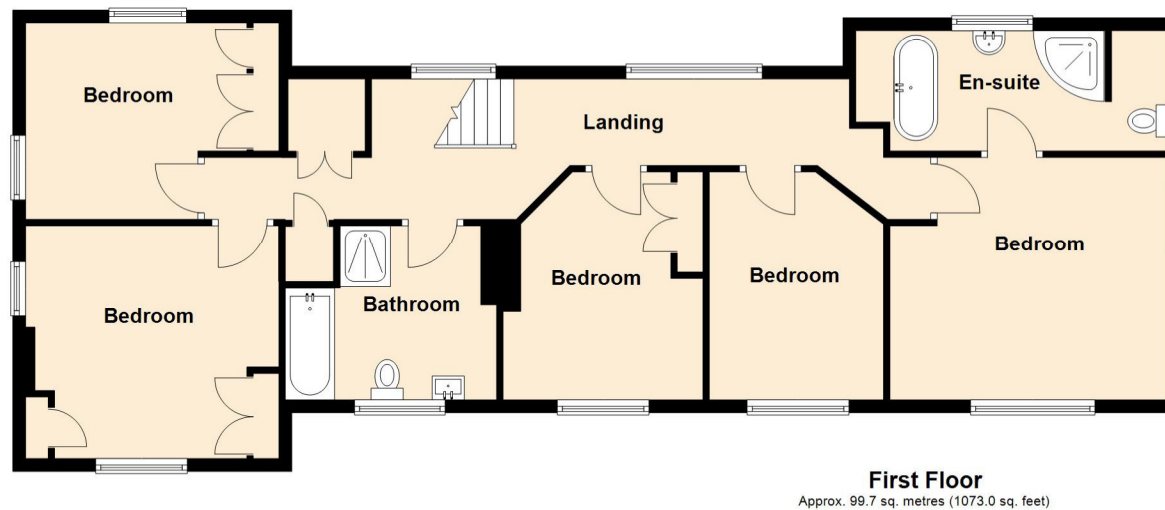
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Access to the Paddock



Vehicular access to the paddock



Total area: approx. 224.1 sq. metres (2412.2 sq. feet)