



ESTATE AGENTS

14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368
residential@bomfordandcoffey.co.uk

Waggoners Cottage,
Manor Farm Barns,
Lower End,
Birlingham,
Pershore,
WR10 3AD

For Sale

Price £750,000



A SUBSTANTIAL GENEROUSLY PROPORTIONED ATTACHED
BARN CONVERSION PRESENTED TO A HIGH STANDARD
HAVING FOUR BEDROOMS ONE EN-SUITE, LARGE LOUNGE,
CONSERVATORY OVERLOOKING THE SOUTHERLY GARDEN,
SECURE GARAGING AND OFF ROAD PARKING.
COUNCIL BAND: F EPC :E (53)

Residential Sales Particulars

Waggoners Cottage, Manor Farm Barns, Lower End, Birlingham, Pershore WR10 3AD

Situation

Waggoners Cottage, is pleasantly situated on the outskirts of this rural village, being one of four large barns, converted in the 1980s, once belonging to the adjacent Manor House. The present Vendors present a fine property, modernised and in good decorative order, together with the conservatory to the rear which has underfloor heating. This interesting building with its attractive brickwork depicting the arches of the barn, is double glazed and has good natural light, with the addition of Velux roof light windows on the first floor. There is modern fitted kitchen with appliances and engineered oak flooring in the lounge, with feature fireplace and a wood burning stove. The bedrooms are good sizes with modern en-suite and family bathroom. The central heating is LPG, with the tank situated down by the double garage, with shared access drive to the garage buildings. There is private drainage shared by the four barns.

Birlingham is a popular rural village with farming community and attractive residential dwellings and black and white cottages. There is local freehold public house, an active village hall and a picturesque church and graveyard. The village supports a cricket club and there is a wetland reserve supported by Wychavon for the conservation of wild species. The village gives easy access to all main centres travelling north and south.

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex. The River Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the northeast, London and the Thames Valley, so significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately twelve miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horseracing, the Everyman Theatre and superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised shopping centre.

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.

Waggoners Cottage, Manor Farm Barns, Lower End, Birlingham, Pershore WR10 3AD

Property Comprises

Paved walkway to front door with exterior lights, security locks and opaque glazed panel. Stable door, with fan shaped double-glazed panels over.

Entrance Porch with brick floor covering, upright panelled radiator and inset ceiling light.

Cloak Room with concealed unit Sanilav low flush WC, wall mounted hand basin with cupboard under, wall light point, chrome toilet roll holder and shaped ceiling. Partial ceramic tiled surround.

Cloaks Cupboard useful storage with slatted shelving, coat hooks on rail, multi socket power point and storage over.



Double opaque glazed doors lead into

Reception Hallway with exposed brick floor covering, upright radiator, ceiling beams and inset ceiling lights. Multi socket power points, rear elevation stable door with glazed panel and security locks. Double panelled glazed archway. Stairway leading to first floor and doors off to



Waggoners Cottage, Manor Farm Barns, Lower End, Birlingham, Pershore WR10 3AD

Lounge measuring overall approximately 22'x 16'3" (6.7m x 5m) with good natural light and having double panelled glazed window arches with timber framed and venetian blinds. Rear southerly aspect. Upright panelled radiator, engineered oak floor covering, ceiling timber and exposed brick. Feature fireplace with mellowed brick hearth and wood burning stove inset with timber beam over. Multi socket power points, TV aerial socket. Fully glazed double doors lead out to garden terrace. There are dimmer switches and USB chargers.



Off the reception hall there is solid door into

Waggoners Cottage, Manor Farm Barns, Lower End, Birlingham, Pershore WR10 3AD

Kitchen / Breakfast Room measuring overall approximately 16'8" x 12'3" (5m x 3.7m) with attractive slate tiled floor covering, base level blow heater and range of fitted kitchen units with timber work top surfaces, drawers and storage cupboards under. Integral appliances being dishwasher and washing machine. Ceramic hob, oven and grill under. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Ceramic tiled surrounds and co-ordinated timber sill to front elevation panelled glazed window with venetian blind. Wall mounted storage cupboards, display shelving. Pull out extractor hood, ample multi socket power points, USB chargers and work top down lights. Fitted fridge and freezer, larder unit. Further shelving and inset ceiling lights together with spot lights. Rear elevation archway window with roller blind and double doors leading into

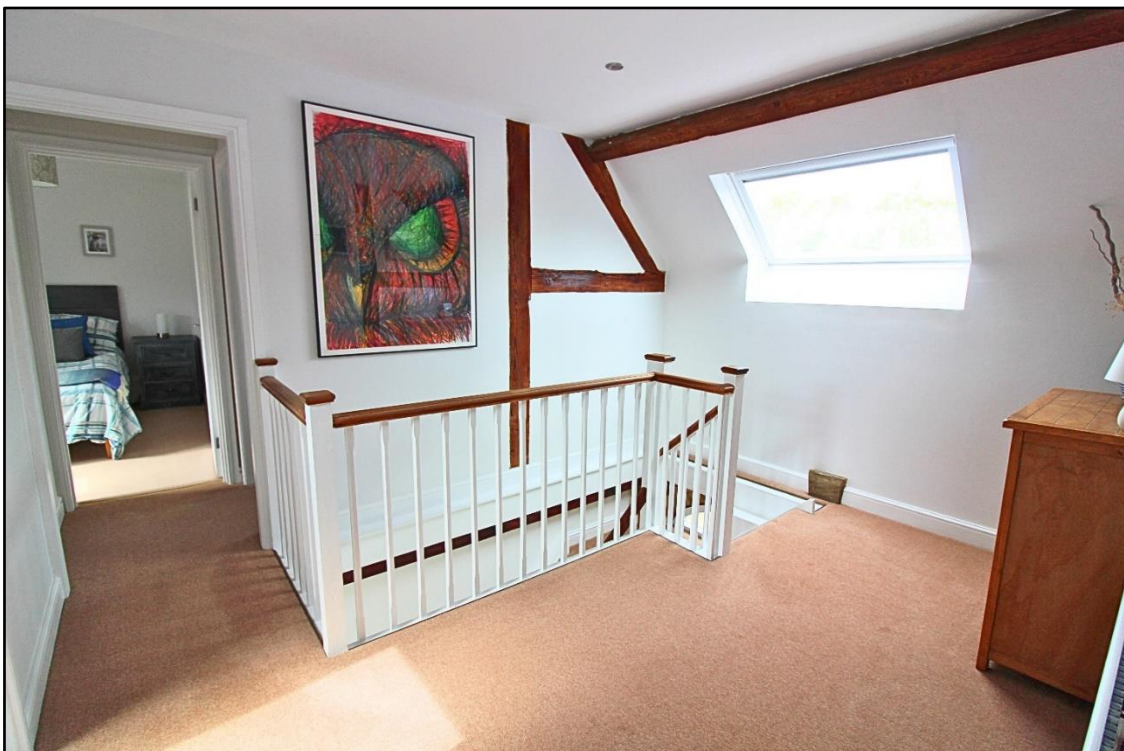


Waggoners Cottage, Manor Farm Barns, Lower End, Birlingham, Pershore WR10 3AD

Conservatory measuring overall approximately 11'10" x 9'6" (3.6m x 3m) being hexagonal in shape with large double-glazed panels, underfloor heating to ceramic floor covering. Wall light points and temperature thermostatic control. Ceiling spotlights. Fully glazed double doors leading out to garden terrace.



From the hallway, staircase with banister rail and balustrading leads up to first floor, being split level having features from the original barn. Sloping ceilings and Velux roof light window, exposed timbers and panelled radiator, power points and inset ceiling lights. Access hatch to roof void. Galleried balustrading and doors off to



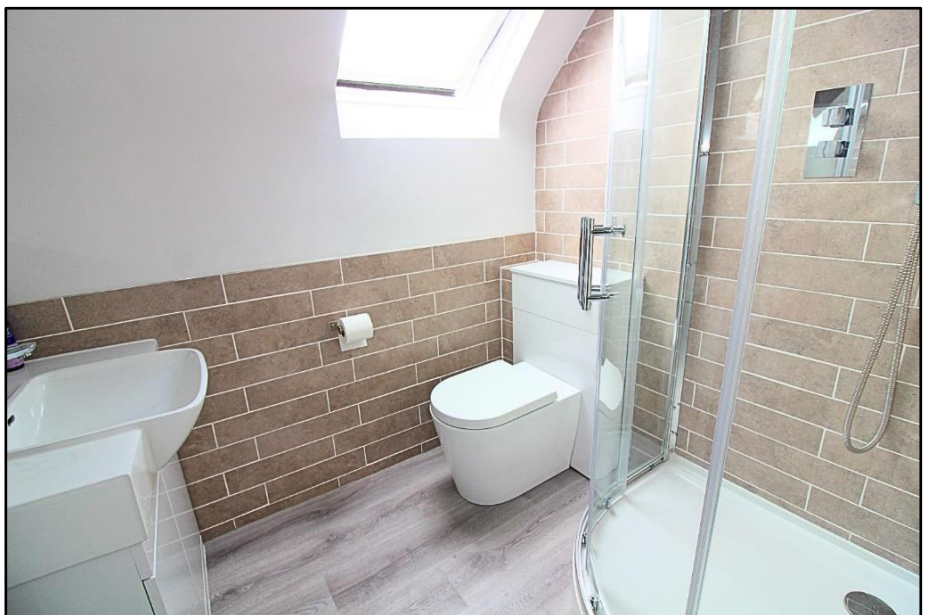
Waggoners Cottage, Manor Farm Barns, Lower End, Birlingham, Pershore WR10 3AD

Airing Cupboard / Boiler Room with Worcester boiler (propane gas), slatted shelving, pendant light and useful storage.

Bedroom One measuring approximately 11'3" x 18'2" (3.4m x 5.5m) with dual aspect double glazed windows, roller blinds, double panelled radiators. Built in wardrobe cupboards having TV point, with rails, shelving and storage drawers. Exposed timbers, inset ceiling lights, multi socket power points (USB chargers), wall mounted bedside tables.



En Suite with vanity hand wash basin with mixer tap and storage cupboard under. Ceramic tiled surrounds, low flush WC and sliding screen roller door to shower cubicle with plumbed in shower having manual temperature control. Velux roof light window, toilet roll holder, inset ceiling light, pull cord light switch and extractor fan. Heated and illuminated mirror with shaver point and Bluetooth. Upright chrome towel rail / radiator.



Waggoners Cottage, Manor Farm Barns, Lower End, Birlingham, Pershore WR10 3AD

Bedroom Two measuring approximately 9'3" x 12'8" (2.8m x 3.85m) with exposed purlin timber, front elevation double glazed window with roller blind. Double panelled radiator and built-in wardrobe cupboard with shelving and storage drawers. Multi socket power points, USB chargers. There are wall timbers and pendant light.



Bedroom Three measuring approximately 10'8" x 8'7" (3.25m x 2.6m) with fitted wardrobe cupboards, exposed ceiling timber, panelled radiator and rear elevation double glazed window. Multi socket power points and pendant light.



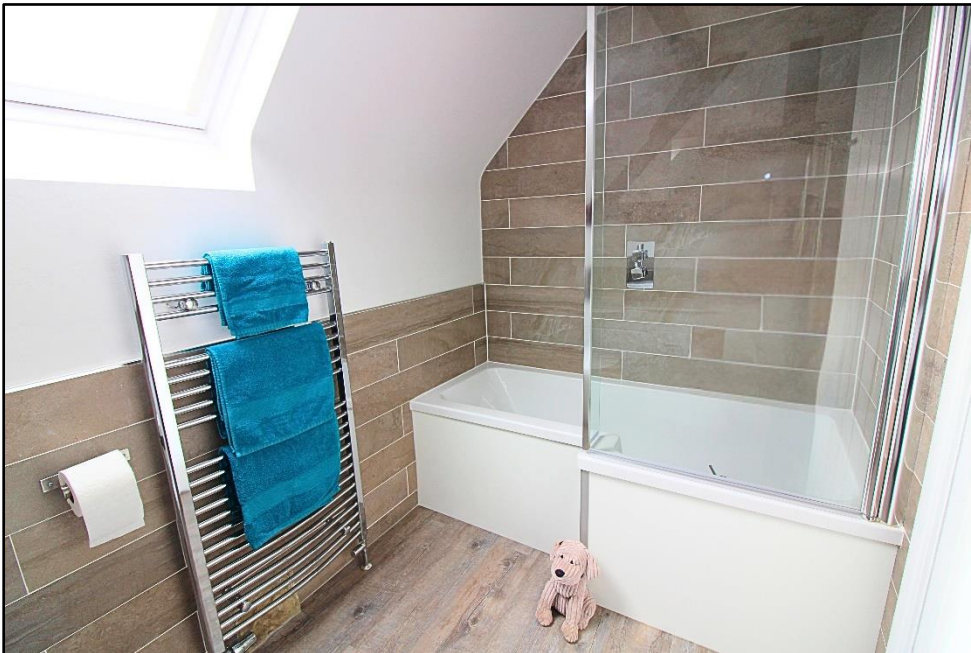
Waggoners Cottage, Manor Farm Barns, Lower End, Birlingham, Pershore WR10 3AD

Bedroom Four / Study / Work Room measuring approximately 9'5" x 9'6" (2.87m x 2.9m) with shaped ceiling, Velux roof light window, timber beam and panelled radiator. Built-in storage cupboards being multi-functional with workstation / folding table, having LED down lighting and shelving.



Bathroom

comprising shaped panelled bath with shower screen and wall mounted shower. Ceramic tiled surrounds. Vanity unit hand wash basin with mixer tap, storage drawers and cupboards under. Concealed cistern low flush WC, exposed timbers, extractor fan and inset ceiling lights. Illuminated and heated wall mirror with shaver point. Velux roof light window, upright chrome towel rail / radiator, toilet roll holder and pull cord light switch.



Waggoners Cottage, Manor Farm Barns, Lower End, Birlingham, Pershore WR10 3AD

Outside the Property

Between the barns, there is shared access drive to garaging and off-road parking. There is also an area for the propane gas tanks.

Garage measuring overall approximately 19'6" x 16' 6" (6m x 5.3m) with electric roller door. The garage has pitched roof, with internal timbers and connected to light and power, being a useful size with curtesy door to the side and room for two vehicles on the forecourt.

Rear Garden

From the access drive, there is pedestrian gate to the garden of Waggoners Cottage with post box, a pillared access with paved walkway up to the house, having sculptured lawn and raised terraced patio, having timber retaining beams. The garden has a southerly aspect, a useful log store and shed.



Waggoners Cottage, Manor Farm Barns, Lower End, Birlingham, Pershore WR10 3AD

In front of the garage door for two vehicles with turning space with the driveway recently gravelled and maintained by the residents. Attractively landscaped with specimen shrubs.

Waggoners Cottage has an access gate at the bottom of the drive, pedestrian gate, post box, pillared access, paved walkway up to the house, sculptured lawn and raised terrace with timber retaining front borders – southerly aspect.

Feature of the barn is the architecture – coach arches. The garden is beautifully presented with well stocked borders and shrubs landscaping this idyllic setting.



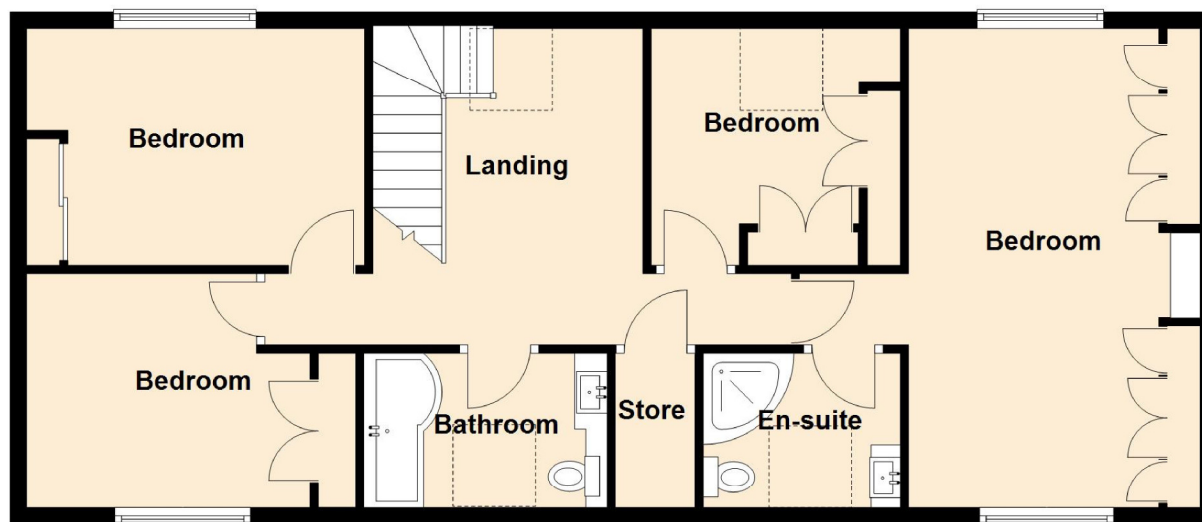
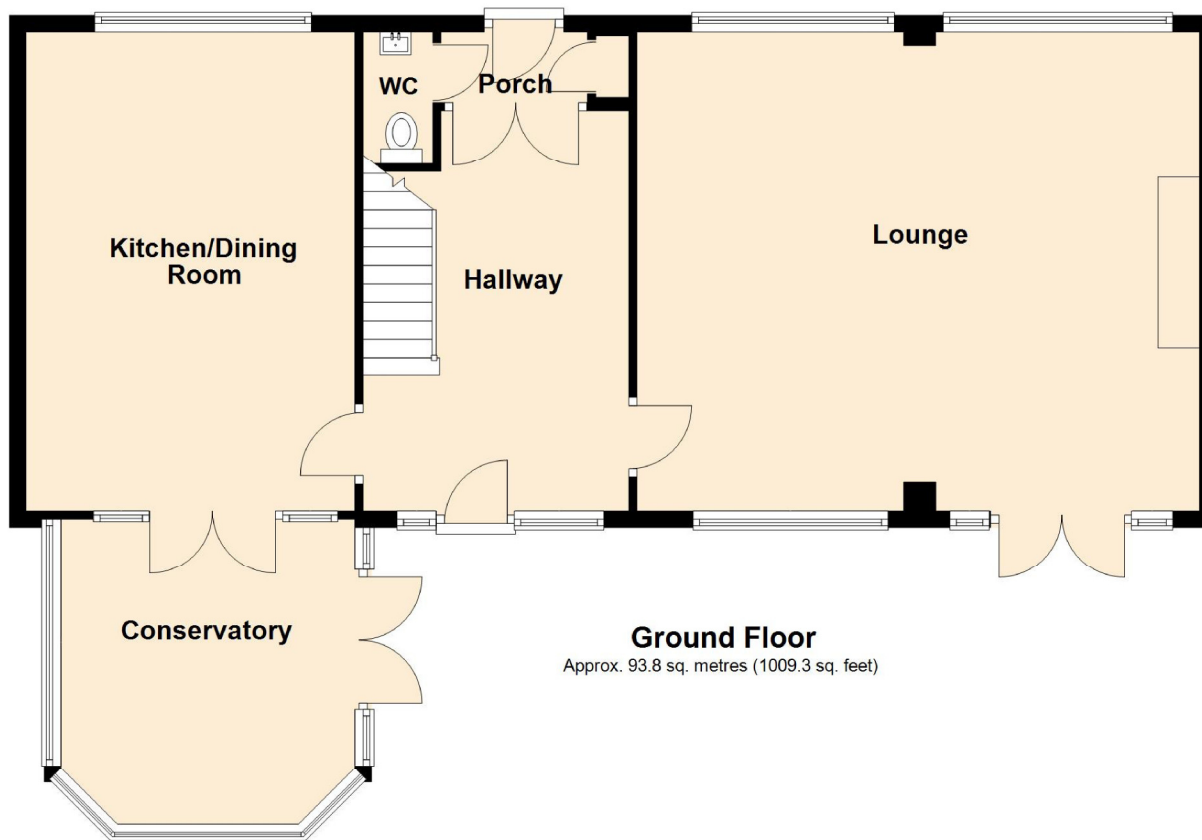
Services: Mains water and electricity are connected to this property. Central Heating boiler is fuelled by propane gas. There is shared private drainage. Telephones and extension points are subject to BT transfer regulations.

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,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: **Band F**



First Floor
Approx. 82.6 sq. metres (889.5 sq. feet)

Total area: approx. 176.4 sq. metres (1898.8 sq. feet)