



ESTATE AGENTS

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Avon Libbery, Libbery
Grafton Flyford,
WR7 4PE

For Sale

Offers On £595,000



**AN EXTENDED DETACHED GRADE II LISTED THREE
BEDROOM BLACK & WHITE COTTAGE WITH
ELIZABETHAN ORIGINS. DETACHED DOUBLE GARAGE
WITH ANNEXE/OFFICE STANDING IN GROUNDS OF
APPROXIMATELY 1/3 ACRE WITH PRIVATE DRIVE AND
OUTSTANDING RURAL VIEWS**

COUNCIL BAND: G

Residential Sales Particulars

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SITUATION

Libbery is a Hamlet off the Grafton Flyford Road which has been associated with farming and agricultural dwellings dating back to the middle of the 15th century with visible evidence of ridge & furrow medieval farming in the surrounding fields.

PROPERTY

Avon Libbery, is a Grade II Listed detached black and white cottage which was extended circa 1979 and it stands in its own grounds of approximately 1/3 acre. There is a detached double garage with separate exterior access to a converted loft space into an office being a flexible building in these new times of working from home, with the benefit of central heating because the oil fired boiler for the property is situated within the garage. The property is approached over its own private driveway giving turning space and off-road parking in front of the garage. This most attractive property is rural and has extensive views to the surrounding countryside with the Upton Snodsbury Church in the far distance.

Within the property the extension now provides a reception hall with exposed timbers, there is cloakroom and modern farmhouse style kitchen with pantry and separate utility room. The Elizabethan part of the house has the true features of inglenook fireplace and exposed wall and timbers. The windows are double glazed and most rooms have dual aspect which provides good natural light within the property. On the first floor further features show the coming together of the older property and the new extension with interior roof tiles exposed and blending in on the landing with further wonderful exposed timbers, with the master bedroom over the sitting room, the guest bedroom is over the kitchen with en-suite. There is bedroom three with period fireplace, further exposed beams and there is a family bathroom. There is private drainage to septic tank. There is oil fire central heating.

This attractive property is offered for sale by private treaty and all viewings should be arranged via the Vendors sole agent through their Pershore office, there will be accompanied viewings at all times.

LOCAL AMENITIES

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex and central car parks. 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 south west, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately five 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 major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main shopping centre.

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Property Comprises

Canopied Porch with clay tiled roof, supporting timber beams over brick pillars. Lantern light.

Entrance with opaque panelled glazed front door, doorbell, letter box and side glazed panels.

Reception Hallway with mat well, multi socket power points and wall mounted consumer unit. Upright panelled radiator, exposed wall timbers, wall light point and wall mounted Honeywell thermostatic control (central heating). Under stair storage cupboard with shelving and light point. Stairway leading to first floor and doors off to



Cloak Room comprising low flush WC, wall mounted hand wash basin with mixer tap and storage cupboard under. Rear elevation leaded window, partial ceramic tiled surrounds, panelled radiator and exposed wall timbers. Coat hooks on rail, wall light point and pull cord light switch.

From the hall panelled glazed door leads into



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Kitchen / Breakfast Room measuring overall approximately 12' x 12'2" (3.65m x 3.71m) maximum with range of fitted kitchen units comprising timber work top surfaces, drawers and storage cupboards under. Built-in base level fridge and plumbing for dishwasher. Single drainer porcelain sink unit with mixer tap and ceramic tiled surrounds. Fitted oven and grill with pan storage under. Space for microwave, 4-ring electric hob top with extractor over. Wall mounted storage cupboards and display cabinets. Double panelled radiator with TRV. Towel rail and inset ceiling lights, ample power points, ceramic floor covering and dual aspect leaded windows with venetian blinds. Ample space for breakfast table.



Pantry measuring approximately 4'3" x 5'1" (1.31m x 1.55m) with quarry tiled floor covering, ample shelving, pendant light and air vent. Leaded glazed window with roller blind.

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Utility Room measuring approximately 5'5" x 9'9" (1.67m x 3.01m) overall, with space for upright freezer, built-in storage cupboards and quarry tiled floor covering. Panelled radiator with TRV. Towel rail, circular stainless steel sink unit with drainer and mixer tap. Leaded glazed window with blind and ceramic tiled surrounds. Space for automatic machine, presently with tumble dryer over, plumbed in air vent. Half panelled glazed rear access door with roller blind.



From reception hall there is panelled glazed door into

Dining Room measuring overall approximately 14'9" x 16'2" (4.54m x 4.93m) maximum (to include inner porch). With exposed wall and ceiling timbers, borrowed light window into hall and side elevation leaded window. Ample multi socket power points, TV aerial socket and built-in store with latched door. Open fireplace with exposed beam over and wood burning stove inset over quarry tiled hearth. Alcove windows and feature exposed brick and bread oven door, internal ceiling light and wall lights, double panelled radiators with TRV's. Internal panelled glazed door into original front lobby with quarry tiled floor covering, exposed wall and ceiling timbers, timber front door with bottled glazed panel and security lock.



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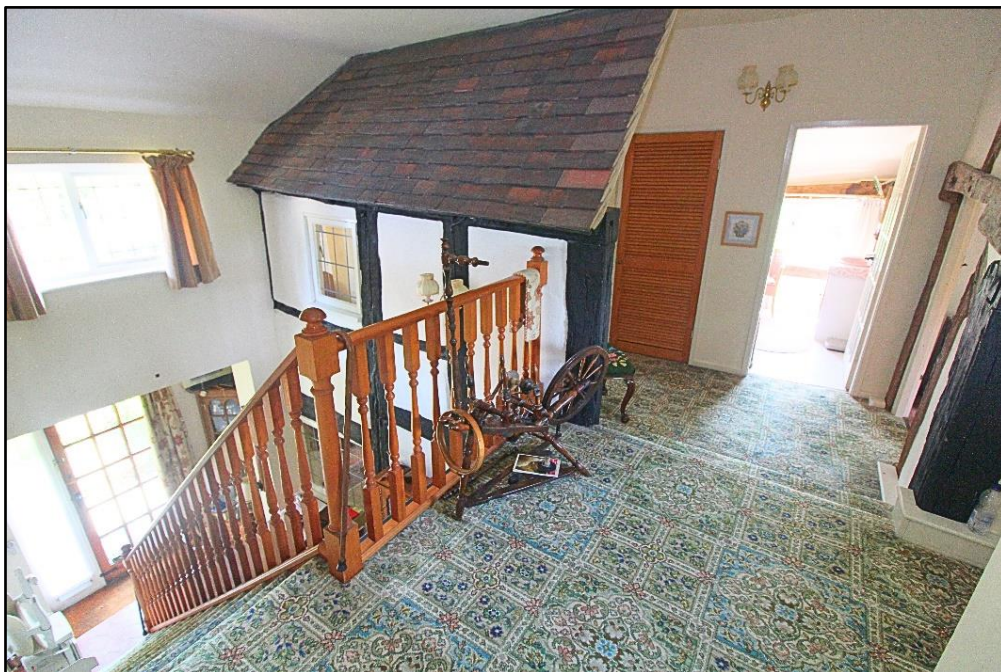
Off the dining room there is panelled glazed door into

Sitting Room measuring approximately 14'5" x 14'5" (4.41m x 4.41m) with triple aspect leaded double glazed windows, exposed wall and ceiling timbers, double panelled radiators with TRV's and wall light points. Ample power points, TV aerial point.



Stairway from hall leading up to first floor landing

Landing with high level and rear elevation leaded windows, feature exposed clay tile roof to original Elizabethan building, exposed beams, banister rails and balustrading overlooking the hall.



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Separate WC with low flush WC, panelled radiator with TRV, rear elevation leaded window, pull cord light switch to wall mounted light.



From the landing there are two steps down to lower level within the original house with wall light point, exposed wall timbers and airing cupboard housing Megaflow hot water tank and slatted shelving, 24-hour time control. Timber door with thumb latch into

Bedroom One measuring overall approximately 13'6" x 14'3" (4.14m x 4.35m) with exposed wall and ceiling timbers, triple aspect leaded double-glazed windows, double panelled radiator with TRV. Mison electric fan booster heater off the central heating. Multi socket power points, built-in hand wash basin with ceramic top and storage cupboard under, chrome towel ring and timber towel rail. Fitted wardrobe cupboards, TV aerial point and wall light points.



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Bedroom Two (Guest Room)

measuring approximately 10'10" x 12'2" (3.07m x 3.71m) with dual aspect double glazed windows with secondary double glazing. Panelled radiator with TRV, wall light points and built-in wardrobe cupboards, shelving. Multi socket power points.



En Suite Shower Room

with low flush WC, wall mounted hand wash basin with mirror over, shaver point and mixer tap. Upright towel rail / radiator, ceramic tiled surrounds and rear elevation leaded window. Walk-in shower with glazed shower screen, manual controls to shower head on wall bracket. Inset ceiling lights, extractor fan.



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Bedroom Three measuring overall approximately 13' x 14'9" (3.96m x 4.54m) to include built-in storage cupboard with light and shelving. Chimney breast intrusion with period fireplace, quarry tiled hearth and mantle shelf, exposed brick surround. Double panelled radiator with TRV, multi socket points and TV aerial cable. Dual aspect leaded windows. A characterful room with further wardrobe cupboard with rail and pull cord light switch.



Bathroom measuring approximately 7'8" x 7'5" (2.37m x 2.28m) with tiled panelled bath, mixer tap and telephone handle shower attachment. Tiled surrounds, oval hand wash basin with tiled top and storage cupboard under. Panelled radiator with shelf over and TRV. Towel rail, shaver point and wall shelf, shaver mirror. Toothbrush/mug holder, further shelf over. Dimplex wall fan heater, south elevation leaded window and further exposed timbers, shower curtain and rail, towel ring and pull cord light switch.



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Outside the Property

Detached Garage measuring overall approximately 16'9" x 20' (5.15m x 6.09m) with separate up and over doors (one automatic), power and light are connected. Worcester Bosch central heating boiler. Leaded windows half panelled glazed courtesy door. Telephone extension point, mains water tap.



Exterior steps lead up to

First Floor Annexe Over Garage

with brick stairway, banister rail to covered entrance with half panelled glazed stable door and measuring internally approximately 19'9" x 10'7" (6.06m x 3.26m). Inset ceiling lights, 4 x separate access doors to eave storage cupboards. Multi socket power points, Open Reach master socket and extension points. Leaded glazed window with secondary double. Double panelled radiator with TRV and lantern light to porch.



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Gardens and Grounds approximately 1/3 of an acre. The property is well positioned with access from the drive to turning space and off-road parking in front of the detached garage with annexe.



Discreetly placed oil tank behind the garage. There is further useful storage space, coal bunker and timber garden store. Under external stairway storage for garden tools etc. Also housing the consumer unit and meter point.



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There is aluminium green house (8' x 12') (2.43m x 3.65m), with walnut tree and willow nearby. The garden is slightly elevated from the surrounding fields to the west overlooking the farmer's pond. At present there is a mature garden planted with features to include an interested pergola supported by brick pillars and draped in climbing roses. There are soft fruit trees and an oak tree providing a place to sit and gaze upon the open farmland towards the Upton Snodsbury Church tower. There are other specimen trees within the garden to include an old Scots pine, Poplar trees and a fine Copper Beech tree.



To the rear of the property there is further outside mains water tap and lean to porch with clay tiled roof over timber frame. Further lantern light and paved walkway



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Services: Mains water and electricity are connected to this property. There is private drainage and oil-fired 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,
Persnore
WR10 1PT Telephone 01386 565000

Council Tax: Band G

Viewing

BY APPOINTMENT ONLY

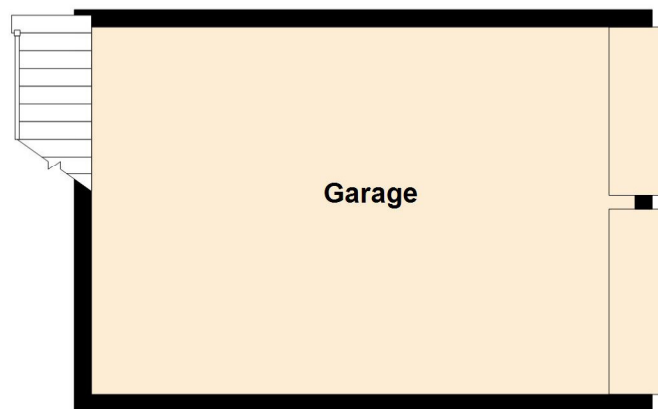
All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

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.





Total area: approx. 196.9 sq. metres (2119.9 sq. feet)