



ESTATE AGENTS

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Vicarage Cottage,
Harpley Road,
Defford,
Pershore,
South Worcestershire,
WR8 9BL

For Sale

Offers Over £300,000



A DETACHED FOUR BEDROOM PERIOD COTTAGE SET IN ITS OWN GROUNDS OF APPROXIMATELY HALF AN ACRE, IN NEED OF RESTORATION, SET IN AN ELEVATED POSITION, ON THE SOUTH SIDE OF THIS POPULAR VILLAGE.

**Entrance Porch, Living Room, Dining Room, Kitchen/Breakfast Room, Walk In Pantry, Utility Room, Cloakroom, Rear Lobby, Four Bedrooms, Bathroom, Attached Garage, Extensive Garden & Grounds With Orchard & Paddock.
EPC: E (41) COUNCIL TAX BAND: E**

Residential Sales Particulars

Vicarage Cottage, Harpley Road, Defford, Pershore WR8 9BL

Situation

Vicarage Cottage, has gated access onto driveway, with an attached garage to the front of the property. The cottage stands in a good sized plot, with orchard area, garden and small paddock, adjacent to Harpley Road. The cottage is in need of refurbishment and presently not habitable, there are double glazed windows and it has oil fired central heating (subject to service). There is mains drainage and electricity connected and Severn Trent Water.

Viewing is by appointment through the sole agent Bomford & Coffey.

Defford village dates back with its Norman Church, being an early settlement and is a popular village, being convenient to all main centres, there is Pershore to the north and Tewksbury to the south, Malvern to the west and Worcester City and the M5 approximately 12 miles distant. There are branded supermarkets within easy reach and the Worcestershire Parkway railway connection giving connectivity in all directions.

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 with half panelled glazed front door, ceiling light point, dual aspect windows and double French doors lead into

Hallway with stairway leading to first floor and doors off to

Sitting Room measuring approximately 13'3" x 12'8" (4.05m x 3.90m) maximum with large open fireplace, having timber beam over and wood burning stove inset over quarry tiled hearth and alcove to either side. Exposed ceiling timbers, pendant light, leaded double-glazed windows and double panelled radiator.



Inner Lobby with useful under stair storage cupboard. Access door into kitchen.

Day Room / Dining Room measuring overall approximately 11'4" x 13'3" (3.47m x 4.05m) with exposed ceiling timbers, open fireplace with woodburning stove, double panelled radiators and pendant light. Dual aspect leaded double-glazed windows, power points and door into



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Kitchen / Breakfast Room

measuring approximately overall 14'5" x 9'8" (4.41m x 2.98m) with leaded double glazed windows with roller blinds. Fitted kitchen units and stainless steel sink unit. Ceiling lights, power points, double panelled radiator.



Walk-in Pantry

measuring approximately 6'5" x 5'9" (1.98m x 1.79m) with leaded double-glazed window, wall mounted consumer unit and fuse box, meter point, Pendant light, shelving and quarry tiled floor covering.

Utility Room

measuring overall approximately 9'9" x 8'5" (3.01m x 2.59m) with oil central heating boiler set in open fireplace with mantle shelf and 24-hour time control. Panelled radiator, quarry tiled floor covering. Stainless steel sink unit, side elevation leaded double glazed window, pendant lights and power points.

Cloak Room comprising low flush WC, pull cord light switch to pendant light.

Off the utility room there is lean to extension with half panelled glazed side access door. Sloping roof and ceramic floor covering, multi socket power points, lantern light and door into

Garage

measuring overall approximately 21'5" x 12'5" (6.55m x 3.81m) with up and over door, light and power



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Stairway from hall with banister rail leads up to first floor.

Central Landing with panelled radiator and pendant lights

Bedroom One measuring approximately 13'4" x 11'5" (4.08m x 3.50m) with dual aspect leaded double-glazed windows, pendant lights and panelled radiator.

Bedroom Two measuring approximately 13'6" x 10'2" (4.14m x 3.10m) with leaded glazed window, access hatch to roof void, chimney breast intrusion and airing cupboard with hot water tank and slatted shelving. Panelled radiator, light and power points.

Bedroom Three measuring approximately 16'3" x 9'7" (4.96m x 2.95m) with leaded double-glazed windows, ceiling light, panelled radiator and multi socket power point.

Bedroom Four measuring approximately 9'3" x 6'6" (2.83m x 2.01m) with leaded double glazed windows pendant light, panelled radiator, BT socket and multi socket power point.

Bathroom comprising timber panelled bath, with ceramic tiled surrounds and Mira electric shower. Low flush WC. Pedestal hand wash basin and double panelled radiator. Electric towel rail, ceiling light and shaver point.

Outside the property

The cottage is set back from Harpley Road, with gated driveway and off-road parking. The cottage is detached with orchard area beyond and below the cottage, there is the extensive garden which lead down to a small, enclosed paddock.



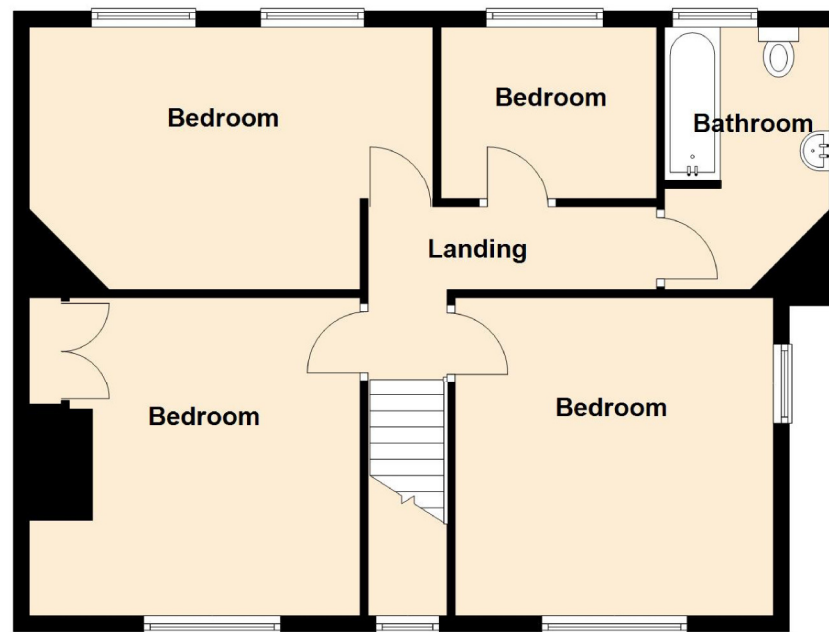
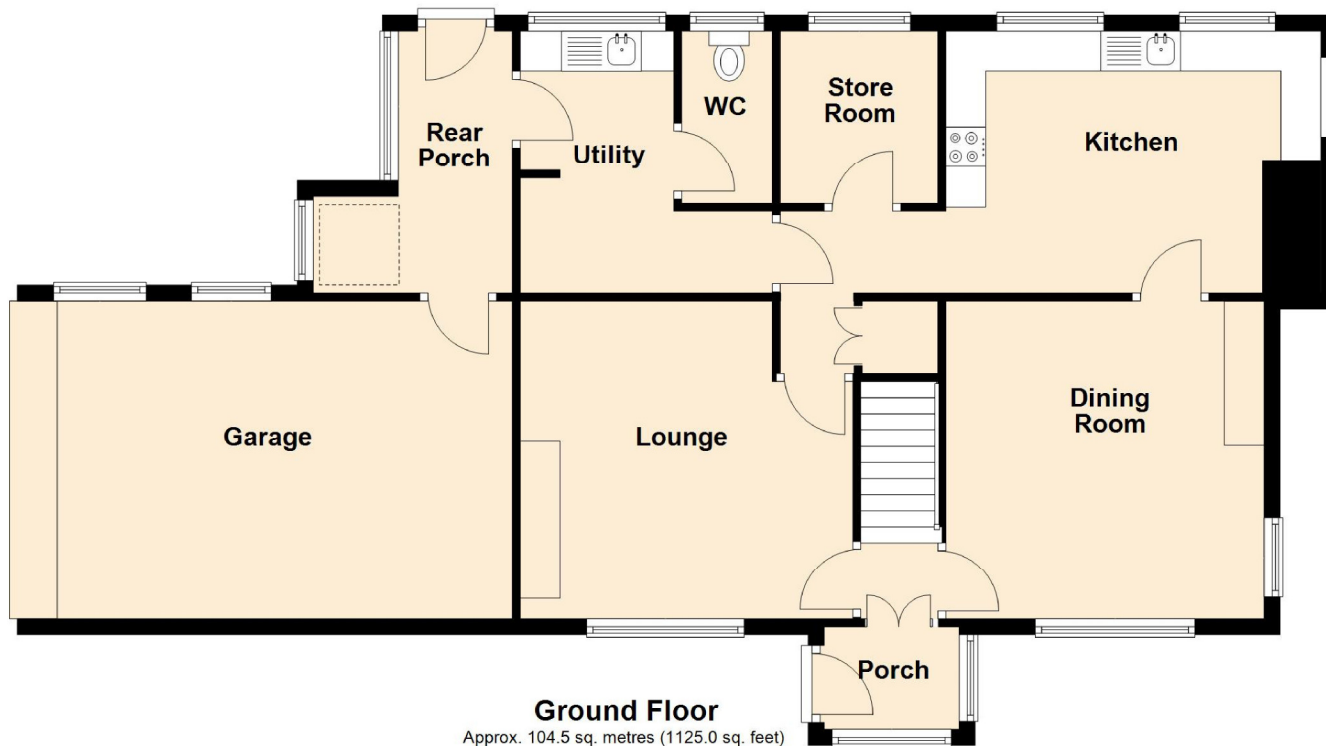
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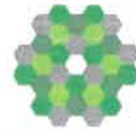
Services:	Mains electricity and water are connected to the property. There is an oil-fired boiler. Telephones and extension points are subject to BT transfer regulations.
Fixtures & Fittings:	Only those items specified in these details are included in the sale of the property.
Tenure:	The property is freehold
Condition	An overage clause will apply within the curtilage of this site.
Local Authority:	Wychavon District Council, The Civic Centre, Station Road, Pershore WR10 1PT Telephone 01386 565000
Council Tax	Band E



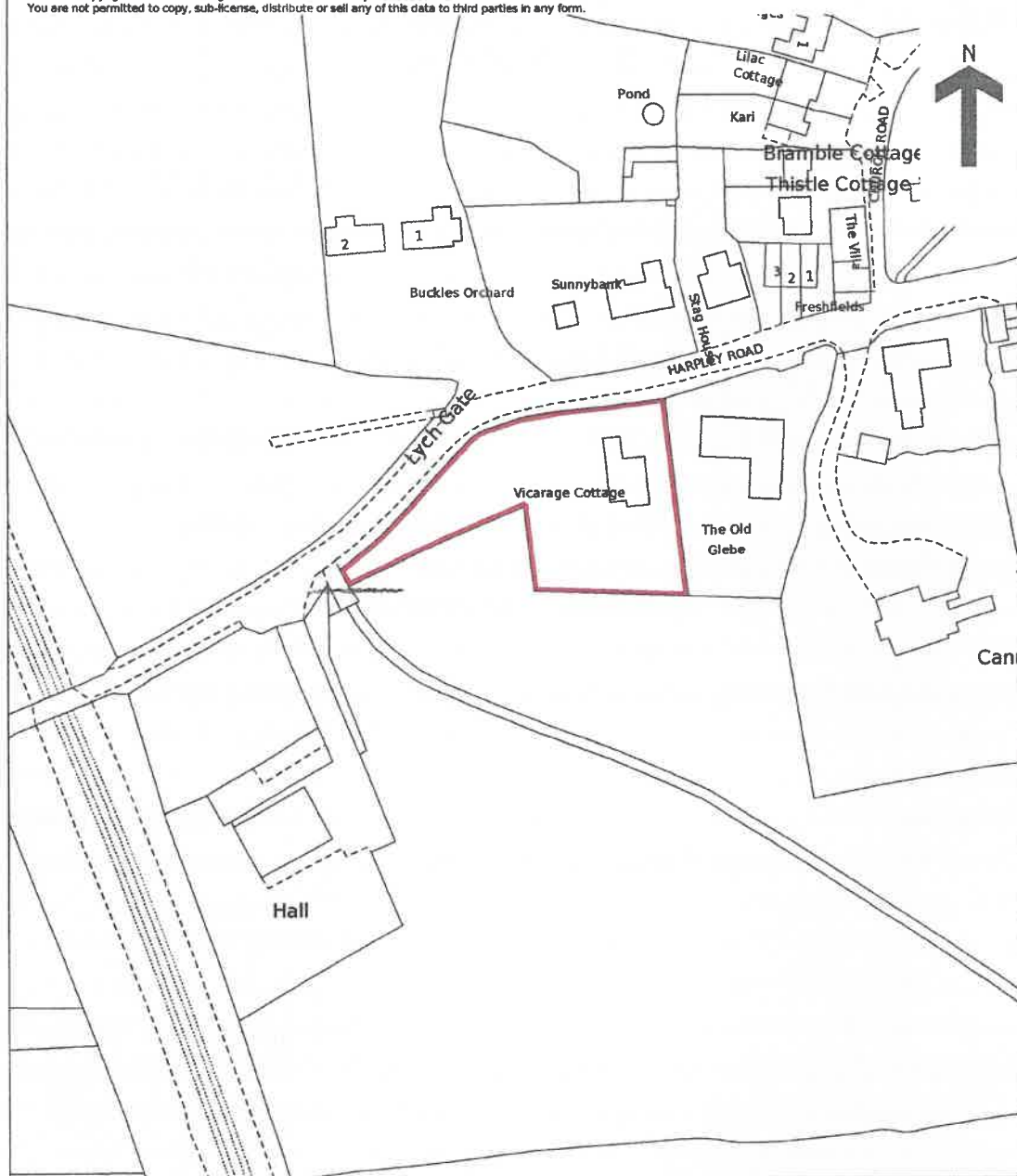
Total area: approx. 175.7 sq. metres (1891.4 sq. feet)

HM Land Registry
Current title plan

Title number **WR178948**
Ordnance Survey map reference **SO9143SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Worcestershire :**
Wychavon



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