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The Vale of Evesham Property Experts



The Hollies Manor Lane

Bredons Norton, Tewkesbury, GL20 7HB

Asking Price £550,000



This stunning detached Grade II listed stone cottage is set in the idyllic rural village of Bredons Norton, which sits on the slopes of the iconic Bredon Hill.

Found in a generous and secluded plot, the cottage enjoys seclusion and privacy and a fantastic opportunity for rural living in the most delightful of settings.

The accommodation oozes charm and character whilst providing three bedrooms, with both the living room and breakfast room enjoying stone built inglenook style fireplaces that both enjoy traditional bread ovens as a particular feature, a kitchen with walk in pantry, a ground floor bathroom and a useful utility space found outside.

There are extensive mature grounds that surround the property, with established trees, plants and shrubs, generous lawns and outbuildings. There is also a rear access to off road parking space.

Viewing of this most interesting character home is highly recommend to appreciate both it's unique character and rural charm of its location.



Breakfast Dining Room 13'11 x 12'6 (4.24m x 3.81m)

The property can be entered via this room which enjoys a leaded light window to the front with a stone mullion surround, a feature decorative inglenook style fireplace, a quarry tiled floor, exposed timbers and panel radiator. Door to:

Kitchen 6'2 x 5'6 (1.88m x 1.68m)

Having a window to the front, a quarry tiled floor and a useful walk in pantry cupboard which has a power supply, shelving and a window to the rear. The kitchen has fitted cupboards, work surfaces, a single drainer sink and a four ring electric cooker hob with an oven below and an extractor hood above.

Door to:

Inner Hall

Having stairs to the first floor with a window to the rear and a cupboard below. Doors lead off to:

Bathroom

With an obscure glazed window to the front, a chrome heated towel rail and a white suite comprising a pedestal wash hand basin, a low level WC and a panel bath with a tiled surround and a Triton electric shower.

Living Room 13'1 x 12'7 (3.99m x 3.84m)

Enjoying a lead light window to the front with a stone mullion surround along with a further door that opens to the front garden, a panel radiator and a further feature decorative inglenook style fireplace.

First Floor Landing

With a cupboard housing the wall mounted gas boiler and the foam lagged immersion heater.

Doors to:

Bedroom One 13'1 x 11'6 (3.99m x 3.51m)

Enjoying a leaded light window to the front with a stone mullion surround, panel radiator, exposed timbers and a decorative traditional style fireplace.

Bedroom Two 13'2 x 11'8 (4.01m x 3.56m)

Enjoying a further leaded light window to the front with a stone mullion surround, panel radiator, exposed timbers and a decorative traditional style fireplace.

Bedroom Three 13'4 x 6'7 (4.06m x 2.01m)

With a leaded light window to the front having a stone mullion surround, panel radiator and exposed timbers.

Outside

The property stands in generous mature grounds with extensive areas of lawn to the rear of the property where the off road parking is also found. Attached to the property at either ends of the cottage can be found a useful store room and a Utility room, which has power, lighting, plumbing for a washing machine, space for freezer and tumble dryer, along with plenty of room for garden tools etc.

The front of the property is set out to established gardens with flower beds, mature trees, plants and shrubs all set around paved pathways and further lawns.

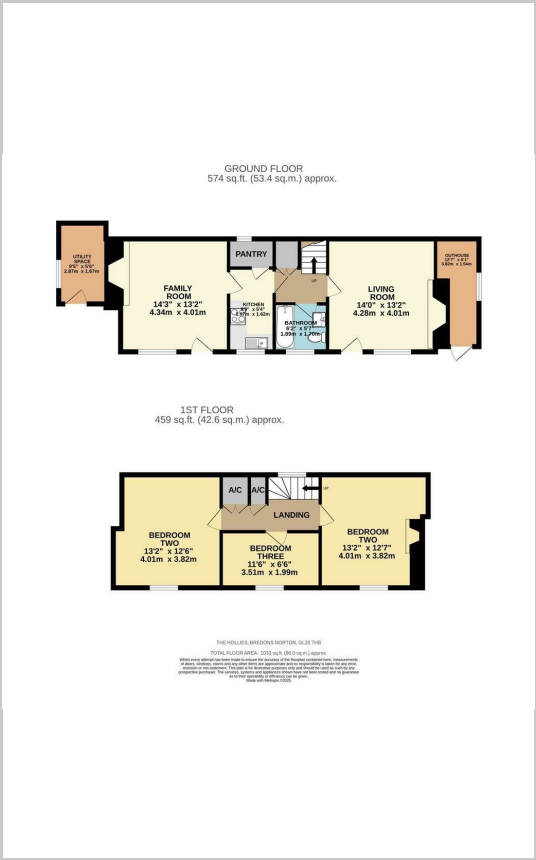
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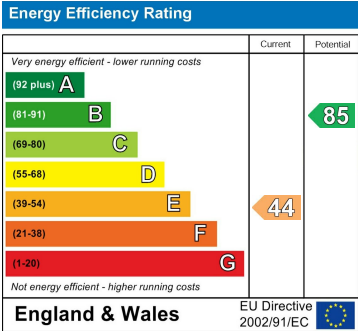
Area Map



Floor Plans



Energy Efficiency Graph



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