



Allan Morris
estate agents

Kerswell Green, Worcester.

Kerswell Green Farmhouse, Kerswell Green, Worcester. WR5 3PF

A Grade II Listed Black & White Thatched Farmhouse requiring full renovation

Listed Building Consent & Planning Permission - MH04/00979/LBC & 04/00977/FUL

An idyllic semi rural location

Far reaching westerly views to the Malvern Hills

Numerous outbuildings and generous mature lawned gardens approaching 1 acre

A unique opportunity to purchase a Grade II Listed Black & White Thatched Farmhouse requiring full renovation (with the benefit of Listed Building consent & planning permission - MH04/00979/LBC & 04/00977/FUL) to provide an impressive family home in an idyllic semi rural setting with views to the Malvern Hills, with numerous outbuildings and generous mature lawned gardens approaching 1 acre.

The property has a fascinating history dating back to the 1300's, most notably once believed to be the home of Edward Winslow, the Pilgrim Father who sailed to America in the Mayflower in 1620 and who served as Governor of the Plymouth Colony.

The accommodation in brief (proposed):

Ground Floor: Reception Hall, Living Room, Dining Hall/Room, Drawing Room, Snug, Conservatory, Kitchen, Utility Room & W.C.

First Floor: Landing, Three Bedrooms, Bathroom, Dressing Room/Bedroom/Bathroom.

Services: We have been advised that mains electricity (three phase) and mains water are connected to the property. Drainage is to a private septic tank (this will need to be replaced with a more modern system). This information has not verified and will need to be confirmed by the service providers.

Listed Building consent & Planning Permission: consent was granted by Malvern Hills District Council in 2004 for the house to be renovated and extended. the renovation/extension works were started by the current owners and therefor it is understood that the consent/planning permission will not need to be renewed, buyers must satisfy themselves to this. Drawings/plans are on Malvern Hills Planning Portal - MH04/00979/LBC & 04/00977/FUL.





Allan Morris
estate agents

Directions

From Worcester proceed in a southerly direction along the A38 passing through the village of Kempsey and turn left just before Edwards car garage, signposted Kerswell Green. Follow the road for some distance, proceed through hamlet taking the second turning on the right as you are about to leave the hamlet onto a gravel driveway (shared). Proceed straight down and Kerswell Green Farmhouse will be found on the left hand side.

What3words: //gift.midwinter.rant

WAM 7898

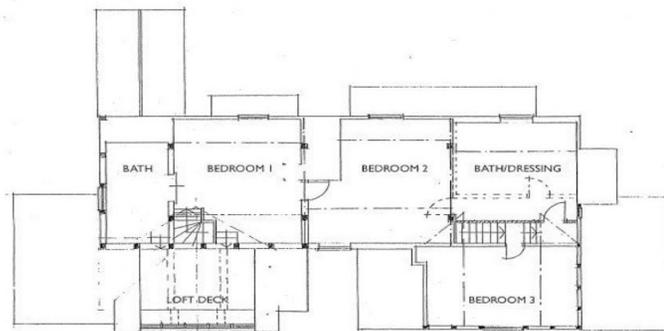
Useful Information

Tenure: Freehold

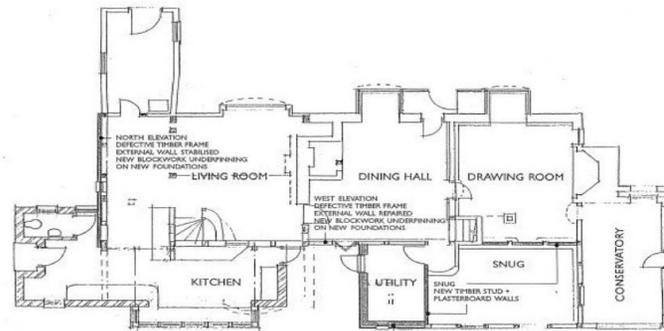
EPC Rating: Grade II Listed

Council Tax Band: TBA

GUIDE PRICE: £ 300,000



PROPOSED
FIRST FLOOR PLAN
SCALE 1:100



PROPOSED
GROUND FLOOR PLAN
SCALE 1:100

UTILITY
DEFECTIVE MODERN TIMBER FRAME
EXTERNAL WALLS REPLACED
NEW INSULATED BLOCKWORK
WALLS ON NEW FOUNDATIONS
NEW DOOR IN WEST ELEVATION
EXISTING WINDOW RESET IN WEST
ELEVATION

Floorplan & Measurements:

OUTBUILDINGS:

Brick Tack Room (forge) - 9'6" x 10'6"

Brick Stable - 17' x 13'

Open Storage Bays (Adjoining Tack Room) –
Approximately 50 ft. total

Wood Store – 10' x 6' (to the rear of the
Property)

Open Field Shelter (in the small paddock)
12' x 12'

Wooden Double Stable 20' x 16'

Timber Hay Store 10' x 6'

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Address:
32 Sidbury, Worcester, WR1 2HZ