

Allan Morris
estate agents

Whitbourne, Worcestershire.

Kilncroft, Whitbourne, Worcestershire.
WR6 5RP

Features:

3 Bedroom link attached property

Outbuildings, 3 Stables, Pole Barn and Menage

Sitting Room with large Inglenook style fireplace and exposed stone wall

Bedroom 1 with beamwork and views over garden, stables and beyond

Rural location

All sitting within approximately 2.4 acres

A wonderful opportunity to acquire a link attached converted Oast House, within this rural location, offering further potential with approximately 2.4 acres of land, to include paddocks, stables, outbuildings and menage and some characterful features.

Accommodation comprises: Entering into Kitchen/Breakfast Room, with beamwork and Range Master, Inner Hall, downstairs Shower Room, Sitting Room with beamwork, exposed stone wall and large wood burner, Dining Room with views over the gardens and beyond. Stairs rising to Landing Area, which is of a good size, with Velux skylight, airing cupboard and beamwork, Bedroom 1 with beamwork, views over the garden, stables, paddock and beyond, Bedroom 2 with bay window with stunning views over garden and beyond, access to attic, Bedroom 3 with beamwork and Family Bathroom.

Outside: 'Kilncroft' offers superb potential and is not Listed, with garden area leading to land/paddocks, large outbuilding and further Workshop, 3 Stables (with electric and water), large Pole Barn (with electric) and Menage.













LOCATION:

The property is situated within this sought after area, with thriving Community Village Shop, local Clubs and offering easy access to Chantry Schooling, Worcester City and major transport links.

DIRECTIONS:

What3Words: slings.legroom.blinking













USEFUL INFORMATION:

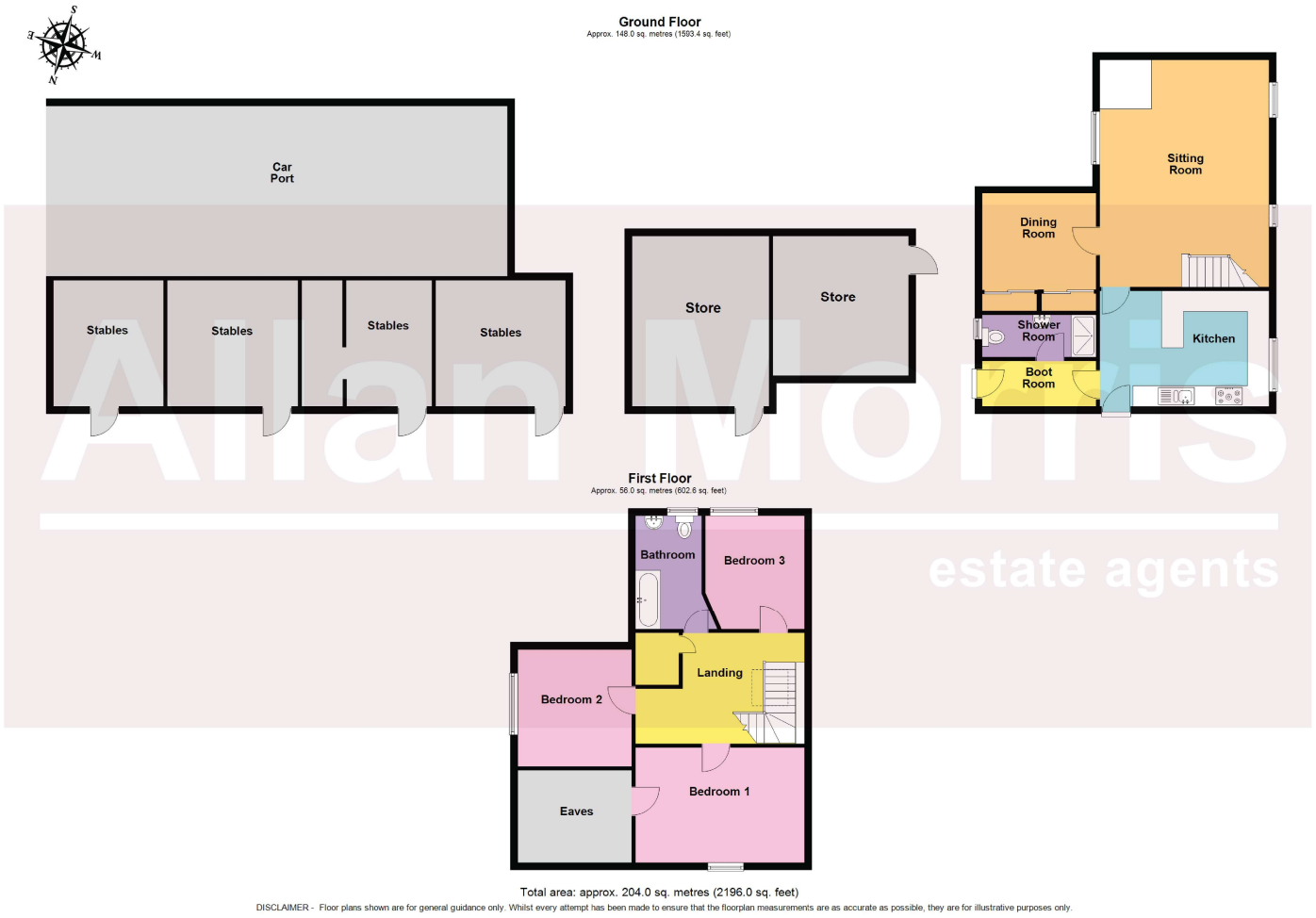
EPC Rating: F

Tenure: Freehold

Council Tax Band: E

PRICE: £ 625,000

WAM 7757



General Information:

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.

Floorplan & Measurements:

Kitchen/Breakfast Room: - 4.7m x 3.3m (15'5" x 10'9")

Inner Hall: - 3.5m x 1.3m (11'5" x 4'3")

Downstairs Shower Room: - 3.2m x 1.2m (10'5" x 3'11")

Sitting Room: - 6.3m x 4.5m (20'8" x 14'9")

Dining Room: - 3.2m x 2.7m (10'5" x 8'10")

Bedroom 1: - 4.7m x 3.3m (15'5" x 10'9")

Bedroom 2: - 4m x 3.4m (13'1" into bay x 11'1")

Bedroom 3: - 3.2m x 2.7m (10'5" x 8'10")

Family Bathroom: - 3.2m x 1.9m (10'5" x 6'2")

Outbuilding: - 4.8m x 3.9m (15'8" x 12'9")

Stables x 3: - 3.6m x 3.5m (11'9" x 11'5")

Stable/Tack Room - 3.9m x 3.8m (12'9" x 12'5")

Pole Barn: - 12.7m x 4.8m (41'8" x 15'8")

Contact us:

Address:

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