



Allan Morris
estate agents

**Windmill Hill, Stoulton,
Worcestershire.**

The Old Coalyard, Windmill Hill, Stoulton,
Worcestershire. WR7 4RP

Features:

- **Spacious and flexible detached family home**
- **5 Bedrooms**
- **Generous living accommodation**
- **Double garaging with further accommodation to the side and over**
- **Under floor heating throughout downstairs**
- **Solar panels**
- **Generous driveway and gardens**
- **Stunning location**
- **Close proximity to Worcestershire Parkway Railway Station**

A modern and most spacious five bedroom detached family home, offering hugely flexible accommodation with the further benefit of Planning Permission passed and implemented for Annexe accommodation (W/25/02701/FUL). The property enjoys generous gardens with stunning views, situated in a rural yet convenient location.

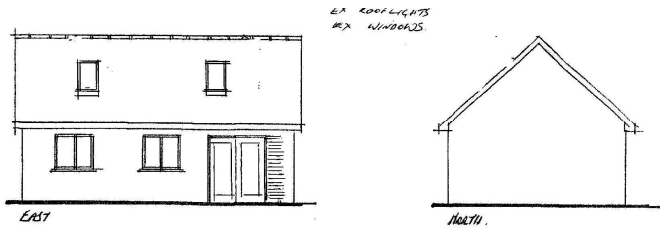
Accommodation briefly comprising: Entrance Hall, Kitchen/Breakfast Room, Living Room, Utility Room with Cloakroom off, further separate Sitting Room, three ground floors Bedrooms and Family Bathroom. On the first floor: Master Bedroom with En-Suite Shower Room, further spacious double Bedroom and Family Bathroom.

Outside: Generous garaging with garage door access to front and rear. Planning Permission has been passed to convert part of this into an Annexe whilst retaining a single garage space. There is also an Inner Hall and downstairs Shower Room. On the first floor: Further Bedroom. This space his hugely flexible and could be used as either an Annexe, further living accommodation, Home office space, or, kept as a spacious storage area and garage.

To the front is a generous driveway providing parking for several vehicles and to the rear are fabulous gardens, with a far-reaching outlook onto open countryside.

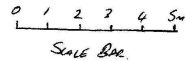
LOCATION: The property is located in the small settlement of Windmill Hill, situated close to the villages of Stoulton and Drakes Broughton. The location is ideal for those looking for rural living, but with a range of amenities close by. It is also ideal for commuters, with the Worcestershire Parkway Railway Station located within a couple of miles, offering direct access to London.



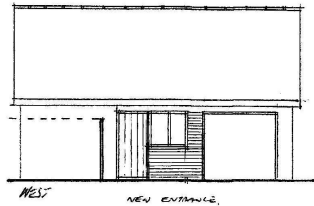


EA ROOFLIGHTS
EX WINDOWS

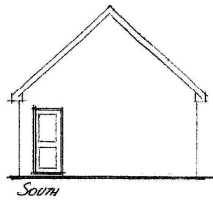
PROCEEDS TO MATCH EXISTING DWELLING
TO THE SATISFACTION OF
NORTHAMPTON DISTRICT COUNCIL.



SCALE BAR

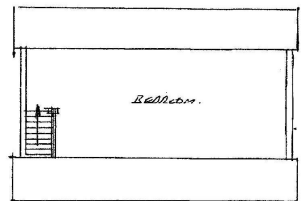


WEST
NEW ENTRANCE

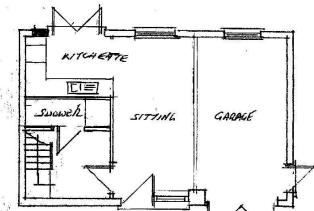


SOUTH

SCALE 1:100



FIRST FLOOR



NOTE AS WORKING MACHINE IN
KITCHENETTE.

- WORKS CONSIST OF ALTERING PART OF GARAGE
& FRAME OFFICE TO RESIDENTIAL USE
- ALTER OPENING TO SUIT WITH BRICKS TO
MATCH EXISTING
 - NEW WINDOWS & DOORS TO MATCH EXISTING
(KATE CREY)
 - INSTALL NEW STAIR PARTITIONING AS REQUIRED
TO GROUND FLOOR TO FORM LOUNGE KITCHEN &
SHOWER ROOM
 - INSTALL NEW KITCHEN W/C & SHOWER
 - INSULATE EXTERNAL WALL, P/BROAD & SKIN.
 - INSTALL SMOKE DETECTOR & HEAT DETECTOR AS
REQUIRED
 - INSTALL 100% FIRE DOOR BETWEEN SITTING ROOM &
LOUNGE.
 - PATIO TO BE CREATED BEHIND KITCHEN TO
PRODUCE AMENITY AREA

JOB
CONVERT PART OF EXISTING GARAGE
AND FRAME OFFICE TO RESIDENTIAL USE

AT
THE OLD COALYARD
WINDMILL HILL
STOURTON

FOR
MR & MRS P. D. BROOKS

P. M. BROOKS BSc (Hons) M.C.I.O.B
Architectural & Planning Consultant



Directions:

From Worcester City centre proceed out along the London Road, in the direction of the M5 motorway along the Whittington Road. At the roundabout, continue along the A44 and take the 2nd exit onto A44 Evesham. At the next roundabout take the 2nd exit onto A440 and 2nd exit onto B4084 Pershore Road. Continue along turning left into Windmill Hill and then turn right, where 'The Old Coalyard' will be found on the left hand side after a short distance, as identified by our For Sale board.

What3Words: ranges.equity.lentil

WAM 7506

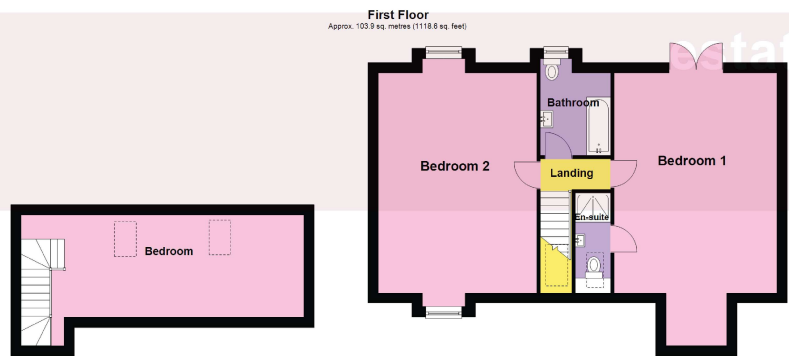
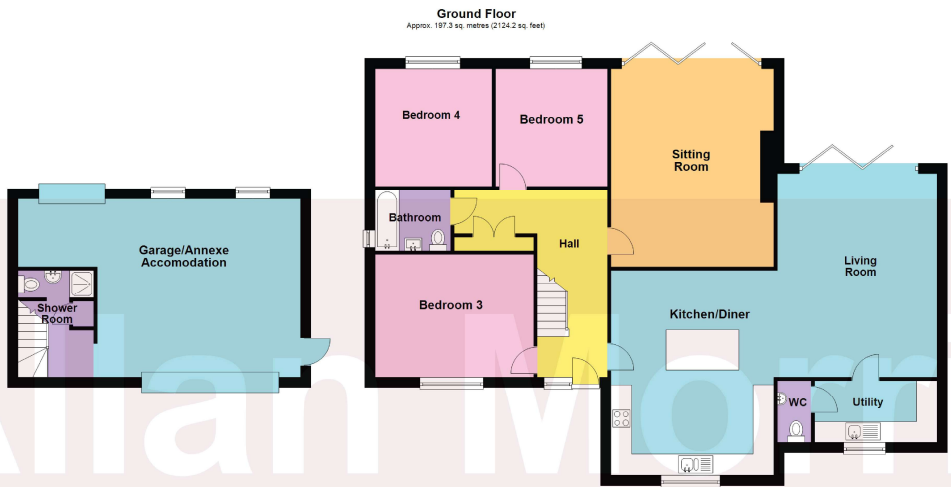
Useful Information:

Tenure: Freehold

EPC Rating: B

Council Tax Band: G

PRICE: £ 875,000



Total area: approx. 301.3 sq. metres (3242.9 sq. feet)
DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan & Measurements

Kitchen/Breakfast Room: 19'5" max x 15'5" min (5.92m x 4.7m)

Living Room: 19'5" x 14'3" (5.92m x 4.34m)

Utility Room: 10'7" x 5'9" (3.23m x 1.75m)

Sitting Room: 18'6" x 15'6" (5.64m x 4.72m)

Bedroom 3: 15'1" x 11'7" (4.6m x 3.53m)

Bedroom 4: 11'3 x 11'2" (3.43m x 3.40m)

Bedroom 5: 11'4" x 10'8" (3.45m x 3.25m)

Bathroom: 7'2" x 5'9" (2.18m x 1.75m)

FIRST FLOOR

Bedroom 1: 25'9" max 20'1" min x 15'6" (7.85m x 4.72m)

En-Suite: 8'5" x 3'8" (2.57m x 1.12m)

Bedroom 2: 20'1" x 15'2" (6.12m x 4.62m)

Bathroom 2: 9'2" max 7'9" min x 6'8" (2.79m x 2.03m)

Garage/Annexe : 27'0 max 19'4" min x 16'9" (8.23m x 5.11m)

Inner Hall & Shower Room: 10'1" x 7'3" (3.07m x 2.21m)

Annexe Bedroom: 26'8" x 9'7" (8.13m x 2.92m)

Address:
32 Sidbury, Worcester, WR1 2HZ

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.