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Bellington House, Worcester Road, DY10 4NE

Guide Price £1,350,000

Bellington House

Welcome to Bellington House, a fabulous grade II six-bedroom property located off the Worcester Road in Harvington. The impressive property, with its expansive layout boasts four well-appointed reception rooms, providing ample space for both relaxation and entertaining along with a lovely kitchen diner.

The six generously sized bedrooms, ensure that there is plenty of room for family members and guests alike. The three bathrooms are designed for convenience and comfort, catering to the needs of a busy household.

One of the standout features of this property is the large multi-use outbuilding, with potential office space, kitchenettes and w.c.'s offering flexibility to suit a variety of needs. This building has the potential to be developed further, subject to planning consent being obtained.

The outdoor space on offer is quite spectacular, the tennis court, paddocks, stables and woodlands provide ample opportunity to enjoy the natural surroundings.

Set in a peaceful location, this house offers a wonderful opportunity for those seeking a spacious and versatile home in a desirable area. With its combination of generous living space and practical amenities, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this exceptional house your new home.












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Approach
Approached via substantial gravel driveway providing space for several vehicles.

Entry Hall
With double glazing window to front, central heating radiator and stairs to the first floor landing with understairs storage. Doors lead to:

W.C.
With central heating radiator, w.c. and hand wash basin.

Drawing Room 17'4" x 15'5" (5.3 x 4.7)
With two windows to front, central heating radiator and parquet flooring throughout. Overhead are original beams and the feature open fireplace makes for a lovely focal point of the space.

Study 17'8" x 13'5" (5.4 x 4.1)
With two windows to rear and door leading out the garden, central heating radiator and wood flooring throughout. There are original oak beams overhead and beautiful feature open fireplace.

Sitting Room 15'1" max 4'7" min x 16'8" max 14'9" min (4.6 max 1.4 min x 5.1 max 4.5 min)
With window to rear, central heating radiator, original wood beams overhead and beautiful open fireplace.

Hallway
With window to front, central heating radiator and stairs to the first floor landing. Doors lead to:

Kitchen 18'4" x 22'3" max 13'9" min (5.6 x 6.8 max 4.2 min)
With two windows to rear, sky lantern and doors out to the side, central heating radiator and quarry tiling to floor. Featuring a variety of fitted bespoke wall and base units with worksurface over and matching island, two bowl Belfast sink with drainage and space for a large Aga cooker. There is an integrated Bosch microwave, Bosch electric hob, dishwasher, two fridges and wine fridge. Doorway leads through to:

Dining Room 16'0" x 12'5" (4.9 x 3.8)
With window to rear, central heating radiator and original overhead beams.



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Boot Room
With doors to front and rear, quarry tiling to floor and Belfast sink. Doors lead to:

Pantry 9'2" x 8'2" (2.8 x 2.5)
With window to rear, quarry tiling to floor, space for white goods and ample shelving for storage.

Laundry Room 6'2" x 5'2" (1.9 x 1.6)
With window to front, quarry tiling to floor and space and plumbing for white goods. Opening leads through to the w.c.

First Floor Landing
With windows to either side, central heating radiator and large storage cupboard. Door gives access to the stairs leading to the second floor landing and further doors radiate to:

Bedroom One 18'0" max 13'5" min x 13'1" max 5'10" min (5.5 max 4.1 min x 4.0 max 1.8 min)
With window to rear, central heating radiator and door leading to:

Ensuite
With heated towel radiator, pedestal sink, w.c. and fitted shower cubicle.

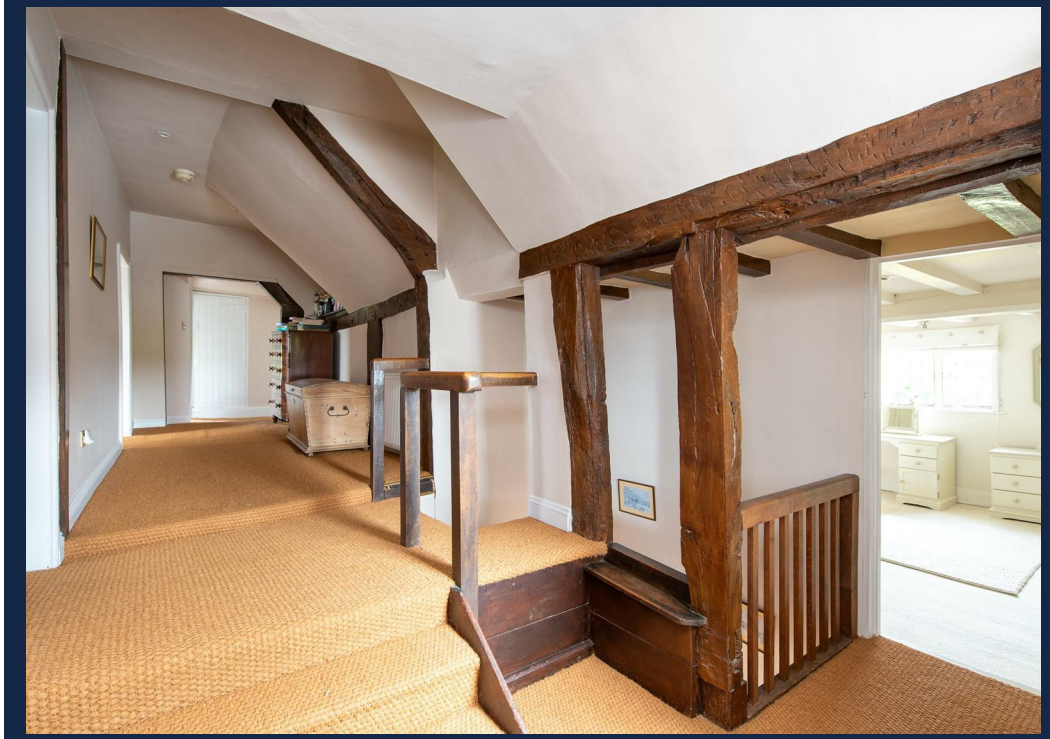
Bedroom Two 14'9" x 15'1" (4.5 x 4.6)
With window to rear, central heating radiator and door into storage cupboard. Further door leads to stairs giving access to a further bedroom or sitting room.

Bedroom/ Sitting Room 15'8" x 19'4" (4.8 x 5.9)
With dual aspect windows to front and side, wood flooring and feature beams.

Bedroom Three 13'1" x 17'0" (4.0 x 5.2)
With dual aspect windows to front and rear, central heating radiator and feature fireplace.

Bedroom Four 10'2" x 12'5" (3.1 x 3.8)
With window to front, central heating radiator and fitted sink with tiled splashback.

Bathroom 11'9" x 10'2" (3.6 x 3.1)
With window to side, central heating radiator, pedestal sink, w.c. and freestanding clawfoot bath with hand held shower.





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W.C.
Accessed via step up with window to side and w.c.

Bathroom 9'6" x 9'6" (2.9 x 2.9)
With window to rear, central heating radiator, Heritage pedestal sink, Heritage bath and separate shower cubicle.

Second Floor Landing
With window to side, central heating radiator and door leading to fifth bedroom. There is a further door giving access to loft space in the eaves.

Bedroom Five 13'9" x 11'5" (4.2 x 3.5)
With window to rear and beams overhead.

Cellar One 21'7" x 12'5" (6.6 x 3.8)
Accessed via steps down with lighting overhead.

Cellar Two
Accessed via steps down with lighting overhead.

Boiler Room
With window to rear, lighting overhead and housing boiler.

Outbuilding

Outbuilding: Foyer
With stairs to the first floor and doors leading to:

Outbuilding: Room One 15'8" x 8'10" (4.8 x 2.7)
With dual aspect windows to front and rear.

Outbuilding: Double Garage 21'3" x 16'4" (6.5 x 5.0)
With two windows to rear, two up and over garage doors and outside tap.

Outbuilding: Barn One 35'5" x 16'4" (10.8 x 5.0)
With two windows to front and door for access, electric points and lighting overhead.

Outbuilding: Barn Two 23'7" x 16'4" (7.2 x 5.0)
With lighting overhead and door leading the stairs giving access to the games room.













Outbuilding: Barn Three 16'4" x 12'9" (5.0 x 3.9)
With lighting overhead.

Outbuilding: Store One 13'5" x 7'6" (4.1 x 2.3)
With door to side for access.

Outbuilding: Store Two 13'5" x 8'6" (4.1 x 2.6)
With door to side for access.

Outbuilding: First Floor Landing
With skylight and doors leading to:

Outbuilding: Room Two 8'10" x 15'8" (2.7 x 4.8)
With skylight to front, window to side and electric storage heater.

Outbuilding: Kitchenette 6'2" x 2'11" (1.9 x 0.9)
Fitted base units with stainless steel sink.

Outbuilding: Room Three 8'6" x 17'0" (2.6 x 5.2)
With Velux window to front, further window to front and electric storage heater.

Outbuilding: W.C. 4'3" x9'6" (1.3 x2.9)
With Velux window to rear, pedestal sink and low level w.c.

Outbuilding: Room Four 16'4" x 14'1" (5.0 x 4.3)
With two Velux skylights and double glazing window to front, storage heater and door through into room five.

Outbuilding: Room Five 16'4" x 13'9" (5.0 x 4.2)
With opening through into corridor giving access to second w.c., kitchenette and games room.

Outbuilding: W.C.
With pedestal sink and w.c.

Outbuilding: Second Kitchenette 7'10" x 4'7" (2.4 x 1.4)
With fitted wall and base units, stainless steel sink with drainage, electric heater and space for white goods.









Outbuilding: Games Room 50'2" 16'0" (15.3 4.9)
With four Velux skylights to rear, seven storage heaters and beams overhead. Door gives access to fifth outbuilding room and stairs lead down to the second barn.

Gardens
Approximately 8.56 acres, offering a variety of outdoor spaces to enjoy with lawns, patio terrace, walled gardens with mature planter beds and well maintained tennis court.

Optional Additional Land
AGENTS NOTE: VIA SEPARATE NEGOTIATION.
Amounting to circa 14.18 acres, providing beautiful countryside walks through woodlands, paddocks and routes towards the two large ponds.

Tenure - Freehold
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax
Tax band is G.









Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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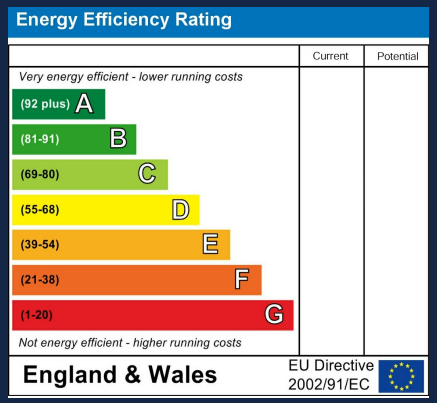
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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