



Old Police Station Brockamin, Leigh, WR6 5LA

£525,000

A beautifully presented and extended detached former Victoria police station with large barn and private landscaped gardens. The characterful accommodation comprises: entrance hall, dual aspect sitting room, large dining room with doors to the gardens, breakfast kitchen, utility, ground floor shower room, landing with lots of storage, triple aspect master bedroom, two further double bedrooms, large refitted bathroom. The property sits in a mature landscaped garden with views to the front and rear over countryside and paddocks. A driveway leads to a large semi detached double height barn providing spacious garaging and workshop with potential for further accommodation (stpp). Located in the rural Hamlet of Brockamin, the property has a country feel but with great access to Malvern, Hereford and Worcester.



Old Police Station, Brockamin, Leigh, WR6 5LA

ENTRANCE HALL

Accessed via a obscure glass double glazed door from the drive with matching windows to either side, ceiling light point, recessed ceiling downlighters, radiator, tiled floor, open plan to dining room, doors to utility and:

SITTING ROOM 18'4" x 15'11" (5.61m x 4.86m)

Dual aspect, light and airy sitting room with twin windows to side aspect and high level window to the other, coving, feature fire surround with tiled back and sides, bespoke drawers, cupboards and shelving to chimney recess ideal for television, two radiators.

DINING ROOM 17'3" x 16'5" (5.27m x 5.02m)

Dual aspect with front aspect double glazed window and side aspect double glazed double French doors giving access to rear garden courtyard and outside entertaining space, ceiling light point, coving, wall light point, wide range of bespoke cupboards and shelving to former chimney breast and recesses, radiator, ceramic tiled floor, latched door to stairs to the first floor with built-in understairs storage cupboard, arch to:

BREAKFAST KITCHEN 12'4" x 8'9" (3.76m x 2.67m)

Dual aspect with front and side aspect windows, two ceiling light points, fitted kitchen comprising of a range of floor and wall mounted sage green units under a marble work top with matching breakfast bar. Inset Belfast style sink with mixer tap over, space for electric cooker, space and plumbing for dishwasher, space for tall fridge freezer, matching breakfast bar, radiator, continued tiled floor.

UTILITY 7'0" x 5'3" + recesses (2.15m x 1.62m + recesses)

Ceiling light point, space and plumbing for automatic washing machine with storage cupboards over, floor mounted Worcester oil fired boiler with storage to side.

SHOWER ROOM 6'8" x 4'5" (2.05m x 1.36m)

Side aspect window, ceiling light point, white suite comprising wash hand basin with storage below and to the side, hidden cistern push flush WC, shower cubicle with Mira shower, heated chrome towel rail, continued tiled floor.

FIRST FLOOR LANDING

Twin side aspect windows, two ceiling light points, wide range of fitted wardrobes and storage cupboards, radiator, cottage style latched doors to:

MAIN BEDROOM 16'2" x 11'10" (4.95m x 3.63m)

Light and airy triple aspect main bedroom with double glazed windows to either side and double glazed window to the rear overlooking the garden, barn and open countryside beyond, ceiling light point, radiator, fitted double wardrobe with cupboards over.

BEDROOM TWO 13'1" max x 10'3" (4.00m max x 3.14m)

Front aspect double glazed window with views over paddocks beyond, ceiling light point, built-in wardrobe with hanging rail and shelf.



BEDROOM THREE 13'8" x 8'5" (4.19m x 2.58m)

Side aspect window, ceiling light point, radiator.

BATHROOM 12'2" max x 6'6" (3.73m max x 2.00m)

Side aspect obscure glass window, ceiling light point, modern white suite comprising: large walk-in shower cubicle with a Triton shower, wash hand basin with storage below and mirrored cabinet over, push flush WC, wall mounted double storage cupboard, built-in airing cupboard with hot water tank and slatted shelving, heated towel rail, tiled floor.

FRONT GARDEN

Mature cottage style front garden with lawned bank and steps leading to a low maintenance stone chip seating area, mature flowers and shrubs. A shared block paved drive leads to the rear of the property with a personal block paved drive for two to three cars which leads to the front door and barn, gated steps lead from the front garden to the rear garden.

REAR GARDEN

Private rear garden with views to front and rear over open countryside, accessed from the driveway and the dining room. Initial part of the rear garden is a large paved seating area, accessed from the dining room with space for table and chairs and outside entertaining with a mature yew border to the front, steps lead up through terraced flower and shrub beds, well stocked with cottage style plants and shrubs to a formal lawn, further shaped flower beds, mature specimen trees, a corner seating area designed to take advantage of the evening sun, further paved seating area immediately to the rear of the property linking the house via a gate to the driveway and the barn.

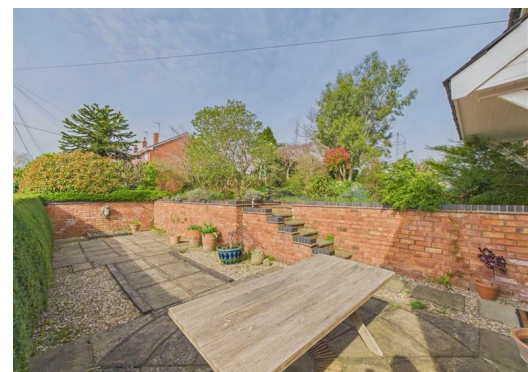
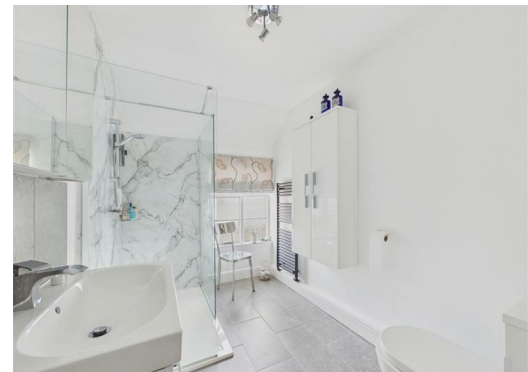
BARN/GARAGING/WORKSHOP 9'10" x 19'5" (3.02m x 5.94m)

Accessed via two pairs of double wooden doors from the driveway which open to a large internal space with power and light. Internally the barn is two storeys high with a window and opening at the first floor level which could be utilised further if required. The barn provides excellent garaging, storage and has further potential subject to planning to be converted or part converted and provide an amazing home office space, workshop or garden room with a potential to add a second floor internally.

DIRECTIONS

From the Allan Morris office in Malvern proceed out of Malvern on the B4503 Leigh Sinton Road. Continue to the village of Leigh Sinton and turn right onto the A4103 in the direction of Worcester. Continue to the roundabout by the Bank House Hotel and turn left signposted Leigh. It travelling from Worcester, this point can be reached by leaving the City in a Westerly direction proceeding through St Johns in the direction of Hereford on the A4103. From The Bank House Hotel roundabout continue in the direction of Leigh. Once entering the village continue to follow the road past Leigh Church, and over Leigh Brook. The property can be found on the right hand side. To arrange a viewing or with any queries on the property please call Allan Morris & on 01684 561411.

what3words - pyramid.supported.scoping





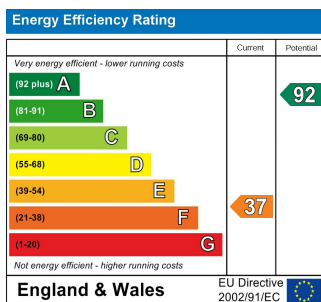
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, mains water, oil and private drainage. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: TBC

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn