



Church House, Upper Sapey, Worcestershire

G HERBERT
BANKS

EST. 1898

Church House
Lockhill
Upper Sapey
Worcestershire
WR6 6XR

A charming listed detached period village house with generous accommodation.

- Canopy Porch, Reception Hall, Sitting Room, Dining Room, Breakfast Kitchen, Snug/Old Dairy, Rear Hallway, Study/Office, Shower Room.
- Six Bedrooms, Two Shower Rooms, Family Bathroom.
- In All About 3017 sq.ft.
- Attractive good sized gardens (around 0.3 of an acre), Cellar.

Situation

Church House is situated in the centre of the popular and accessible village of Upper Sapey. The village lies on the Worcestershire/Herefordshire borders and is surrounded by lovely unspoilt undulating countryside. Amenities in the village including the highly regarded award winning Baiting House Inn and the picturesque St. Michaels Church.

More comprehensive amenities are available in the surrounding towns of Bromyard and Tenbury Wells with junior and senior schools together with the cathedral cities of Worcester and Hereford.

Worcester has a direct rail link to Birmingham and London Paddington. There is M5 motorway access via junctions 5 at Wychbold and 6 & 7 to the north and south of Worcester.

The surrounding countryside provides many rewarding walks and country pursuits.

Description

Church House is a substantial Grade II Listed period house of considerable character. The large and flexible accommodation has three separate staircases. Some of the sash windows have the original period window shutters.

Church House is approached by a short flight of steps and canopy porch. This leads to the reception hall.

The sitting room with twin aspect has an open stone fireplace with slate hearth. There is a pleasant separate dining room with exposed timber frames, open brick fireplace and timber panelling to one wall.

The good sized breakfast kitchen has floor cupboards with Belfast sink unit, a twin oven Rayburn, adjacent Beko electric range cooker and wall tiling. There is wall panelling and part quarry tiled floor. The long walk-in pantry off the kitchen has a part quarry tiled floor, exposed stonework and timber shelving. Also lying off the kitchen is an old dairy with raised floor, now converted into an attractive snug with original brick arches with flagstone shelving over and flagstone floor, ceiling timbers and exposed stonework.

There is a useful veranda/lean-to also lying off the kitchen which is currently used as a boot room with plumbing for washing machine and Worcester LPG boiler.

A rear hallway with glazed door to the exterior provides access to the study/office with shelving, exposed timbers and integral shelved cupboard. There is a recently refitted shower room off. This area of the house would be ideal as a small annexe if required or possibly have potential for a holiday let/Airbnb (subject to any appropriate consents).

The first floor provides six bedrooms, principally doubles including a substantial former playroom. There are two shower rooms and a separate family bathroom.

Outside

Church House is approached from the lane by a timber field gate and stone gravel parking for 2-3 cars.

There is a good sized level lawned garden with mixed hedging and several maturing trees. To the side of the property is a spacious lawned garden enclosed by mixed hedging with plant border, concrete path and external access to the cellar. There is a timber shed, adjacent restored brick and tile former privy. The gardens run down to the Sapey Brook and have several mature yew trees.

GENERAL INFORMATION

Services

Mains water and electricity. Private shared drainage. LPG central heating on a communal tank.

Local Authority

Herefordshire County Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

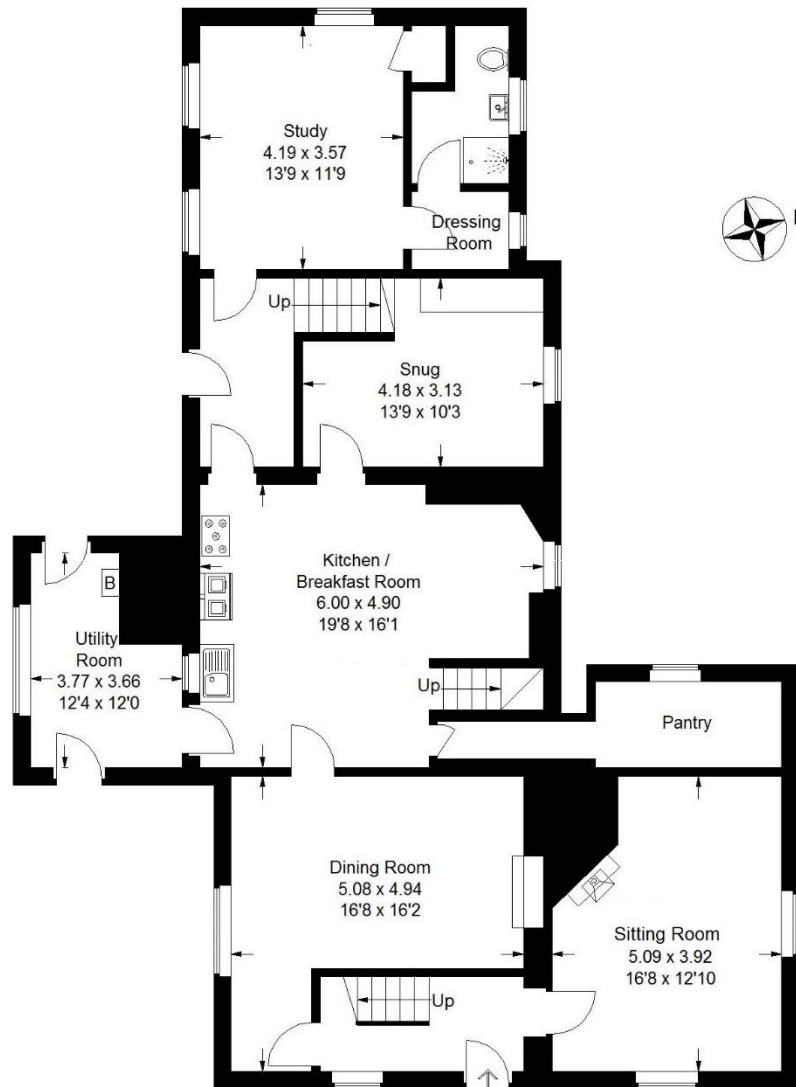
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

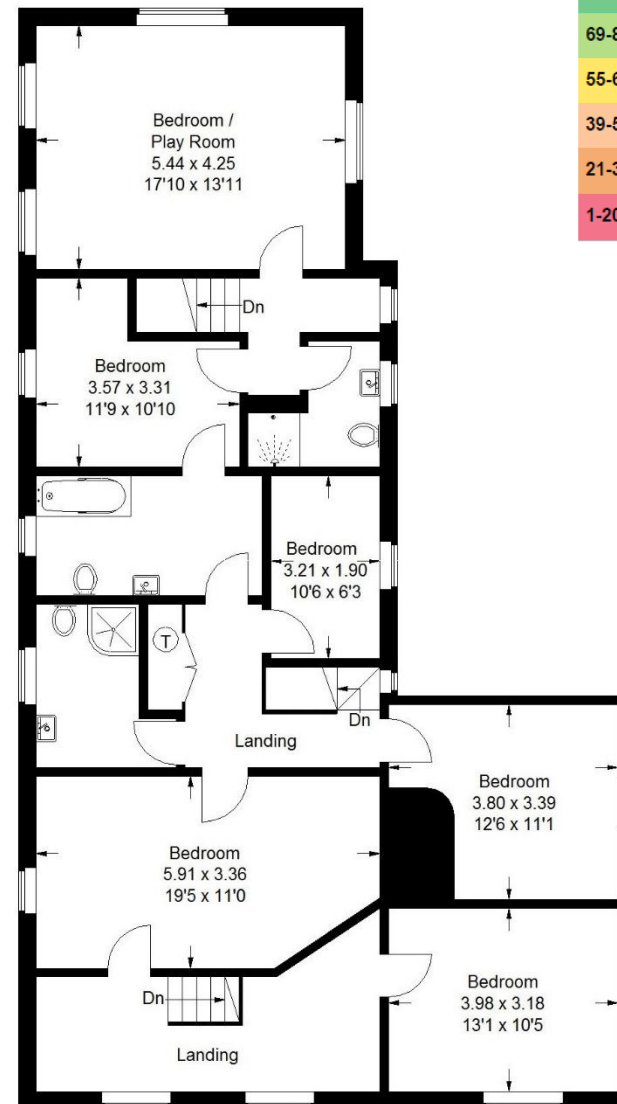
In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

Church House

Approximate Gross Internal Area
280.3 sq m / 3017 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F		
1-20	G	18 G	

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