



Worcester Road, Pinvin

Offers Based On: £800,000

- A spacious four bedroom house set in approx. 6 acres with stunning open rear aspect and sweeping 'in and out' drive
- Master bedroom was originally two bedrooms but now one large room with picture window to enjoy the views
- Lounge/dining room with bay window and second reception room. Breakfast kitchen and utility room
- Two double bedrooms, family bathroom and en-suite
- Self contained living area with bedroom and shower room on the ground floor
- House set in approx. 2 -acres with open fronted barn and workshop plus two large glass houses
- Approx. 4-acre meadow/paddock (adjacent to house) with three fenced pens for livestock
- An ideal house for a buyer wanting an equestrian facility, small holding or outdoor/'good life' lifestyle

**Nigel Poole
& Partners**

The Hyde, Worcester Road

Pinvin

Offers Based On: £800,000

****A FOUR BEDROOM DETACHED HOUSE SET IN APPROX. 6-ACRES INCLUDING 4-ACRE PADDOCK/MEADOW. STUNNING AND FAR-REACHING VIEWS OVER SURROUNDING COUNTRYSIDE****

An ideal property for any buyer wanting an equestrian facility, small-holding or 'good life' lifestyle.

The views from the master bedroom of this spacious detached family home can only be described as breath-taking - uninterrupted and far reaching-offering a sense of tranquillity and connection with nature. The house is set in a plot of approx. 2-acres (with a double open fronted barn and workshop and two large glass houses which could easily be brought back into commercial use) with an adjacent 4-acre (approx.) paddock/meadow. A sweeping 'in and out' drive provides ease of access on and off the A44.

Overview

The house offers living accommodation of approx. 2,109 sq. ft./196 sq. m. with an entrance porch; entrance hall; lounge/dining room; second reception room; breakfast kitchen with separate utility and w.c. On the first floor are three double bedrooms - the master was originally two bedrooms which have been knocked into one room with large picture windows, walk-in wardrobe and en-suite. The family bathroom is fitted with four piece suite. The property has a self-contained living area with bedroom open, shower room and utility area. There is a patio seating area set within an area of cottage style planting and access into the paddock. A wildlife area leads to the rear of the plot where there is large fenced vegetable growing area with raised beds, further large grassed area and two access points into the paddock. The enclosed 4-acre paddock currently has three livestock pens. There was one a direct access from the paddock onto the road but the current vendors have a fence in place.

Detailed Information:

Front

A gravelled 'in and out' drive provides ample parking. This area has a central manicured lawn area with mature tree and apple and cherry trees. A further access point from the road provides an additional parking space. A pathway leads to the entrance

Entrance Porch

Double glazed entrance door and windows. Quarry tiled floor.

Entrance Hall

Obscure double glazed entrance door. Stairs rising to the first floor. Fitted cloaks cupboard with mirrored doors. Doors leading off.

Lounge/Dining Room 21' 6" max into bay x 18' 10"

(6.55m x 5.74m)

Double glazed bay window to the front aspect. Coving to the ceiling. Television point. Two radiators. Ceiling spot lights.

Reception Room Two 16' 10" x 11' 0" (5.13m x 3.35m)

Double glazed bay window to the front aspect. Picture rail shelving. Two radiators. Wall lights.

Breakfast Kitchen 20' 8" x 10' 5" max (6.29m x 3.17m)

Dual aspect double glazed windows. Range of wall and base units surmounted by work surface with tiled splash backs and breakfast bar. Stainless steel sink and drainer with mixer tap. Integrated NEFF appliances - 'eye level' oven and grill; four ring induction hob with extractor hood over. Space for fridge freezer. Ceiling spot lights. Sliding door into the utility room. Radiator. Quarry tiled floor.

Utility Room 11' 10" x 6' 0" (3.60m x 1.83m)

Double glazed door into the garden and window to the side aspect. Range of wall and base units surmounted by work surface. Stainless steel sink and drainer with mixer tap. Tiled splash backs. Space and plumbing for washing machine and dishwasher. Space for tumble dryer. Radiator. Quarry tiled floor. Door into w.c. with high level toilet cistern.

Landing

Double glazed window to the front aspect. Small loft hatch. Doors leading off.

Dressing Area

An archway from the landing with hanging rail, space for free standing drawer units and airing cupboard (with shelving unit and Mega-Flo hot water cylinder leads into the master bedroom.

Master Bedroom 21' 2" max into wardrobes x 12' 8"

(6.45m x 3.86m)

Two double glazed windows to the rear aspect enjoying the far reaching countryside views. A walk in wardrobe with double glazed window to the front access and hanging rail has access from both sides of the room. Radiator.

En-Suite 11' 2" x 5' 8" (3.40m x 1.73m)

Double glazed window to the front aspect. Large main fed shower cubicle with rainfall head dual shower and glass screen. Vanity unit with wash hand basin and w.c. Access into loft. Ladder/towel radiator. Tiled splash backs and floor. Ceiling down lights.

Bedroom Two 12' 11" x 11' 0" (3.93m x 3.35m)

Double glazed window to the front with views over surrounding countryside. Radiator.

Bedroom Three 11' 0" x 9' 11" (3.35m x 3.02m)

Double glazed window to the front aspect with views over surrounding countryside. Stripped wooden floor boards. Radiator.

Family Bathroom 10' 11" x 7' 11" (3.32m x 2.41m)

Double glazed window to the side aspect. Matching white four piece suite: Panelled bath; tiled shower cubicle with mains fed shower; vanity unit with wash hand basin and w.c. Mirror above with light/shaver point. Tile effect flooring. Ladder/towel radiator. Ceiling down lights.

Self-contained Accommodation/Bedroom Four

Leading from the family lounge is a versatile independent living space with its own direct outside entrance allowing it independence from the rest of the house. It is ideal for guests, extended family or multi-generational living. It comprises a double bedroom with kitchenette and shower room as listed below.



Bedroom Four 21' 2" max x 10' 5" (6.45m x 3.17m)

Obscure double glazed door and window to the side aspect. Radiator. Open plan into kitchenette area which is fitted with a range of base units and a stainless steel sink with drainer and mixer tap. Tiled floor. Space for free standing appliance.

Shower Room 6' 11" x 3' 11" (2.11m x 1.19m)

Obscure double glazed window to the front aspect. Tiled shower cubicle with mains fed shower. Vanity wash hand basin. Low level w.c. Ladder/towel radiator. Ceiling light and extractor fan.

Garden/Sun Room

Being of brick and double glazed upvc construction. Double glazed windows to two aspects and door into the garden.

Plot - approx. 2-Acres

The house sits in a plot of approx. 2 acres. Directly behind the property is a cottage style garden area with patio. This has access into the paddock. Beyond this area is a more natural 'wildlife' area of land with the double open front barn and workshop and two large glass houses (which could easily be brought back into commercial use). To the rear of the plot is a further grassed area with large fenced vegetable growing area with raised beds, variety of mature trees and planting and two further access points into the paddock.

Barn 22' 4" x 19' 5" (6.80m x 5.91m)

Two bay open front barn with electric charge point.

Workshop 22' 4" x 12' 9" (6.80m x 3.88m)

Insulated with light and power. Stable door to the front.



4-Acre Paddock

The enclosed paddock is often used to graze sheep. It has three enclosed livestock pens suitable for keeping pigs or goats. There is an access point from the paddock directly onto the road which the current vendors do not currently use and so have it fenced off.

Tenure: Freehold

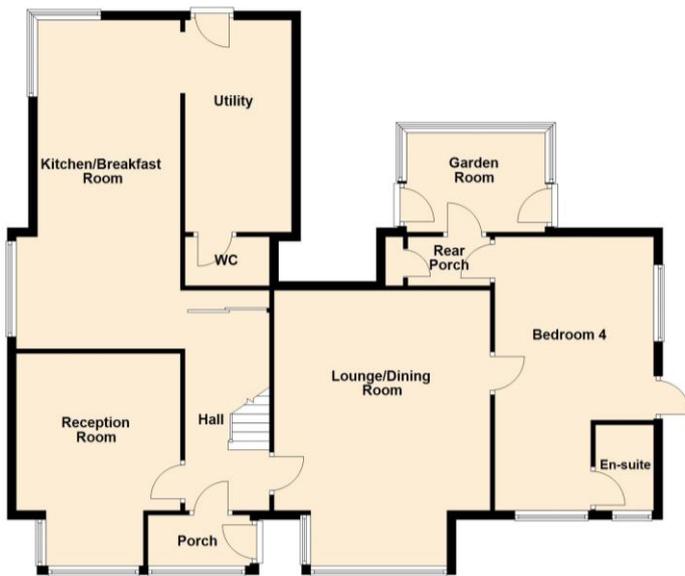
Council Tax Band:

Mobile & Broadband Information:

To check broadband speeds and mobile coverage for this property please visit:

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2DX

Google Earth Plan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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