

Brook Farm Cottage Brook Lane, Pershore, Cropthorne WR10 3JX

Offers in excess of £650,000

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CHRISTIAN LEWIS PROPERTY



Brook Farm Cottage Brook Lane

Cropthorne
Pershore, WR10 3JX

- A fabulous cottage bursting with character and charm in the heart of Cropthorne
- A separate home office/gym or holiday let potential
- Three double bedrooms in the main cottage all benefitting from ensuites
- It must be viewed to be fully appreciated
- Offering flexible and spacious living accommodation to suit the need of various different purchasers
- Driveway to the front plus a large double garage to the rear
- Exposed stone, timber beams, cast iron radiators the list goes on
- Offered to the market with no onward chain offering the security of a speedy completion without being involved in a large chain

A BEAUTIFULLY PRESENTED CHARACTERFUL COTTAGE WITH DOUBLE GARAGE TO THE REAR

Welcome to Brook Farm Cottage, a charming Grade II listed rural cottage, beautifully positioned in the heart of the highly regarded village of Cropthorne.

Offering over 2,000 sq ft of deceptively spacious and versatile accommodation, this delightful home combines an abundance of character and period charm with the flexibility to cater for a variety of lifestyles and purchasers.

From the moment you step inside, there is an immediate sense of warmth, charm and tranquillity. Beautifully presented throughout and ready for its next owners to simply move in and enjoy, this is a particularly appealing home for those seeking characterful accommodation without the need for further work.

The accommodation briefly comprises an inviting entrance hallway, a stunning sitting room featuring a substantial inglenook fireplace, a kitchen/breakfast room, a ground floor bedroom with en-suite facilities and a further reception room, currently utilised as a dining room.

To the first floor are two further generous double bedrooms, both benefiting from their own en-suite facilities, with the principal bedroom enjoying the additional luxury of a walk-in wardrobe.

Externally, the property continues to impress. To the front is a driveway providing off-road parking alongside an attractive front garden. To the rear is a well-stocked garden, a detached double garage and a separate home office/studio complete with en-suite facilities. Offering considerable versatility, this additional space could lend itself to a variety of uses,





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Additional Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band XXX
EPC Rating - Exempt - Grade II listed

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.



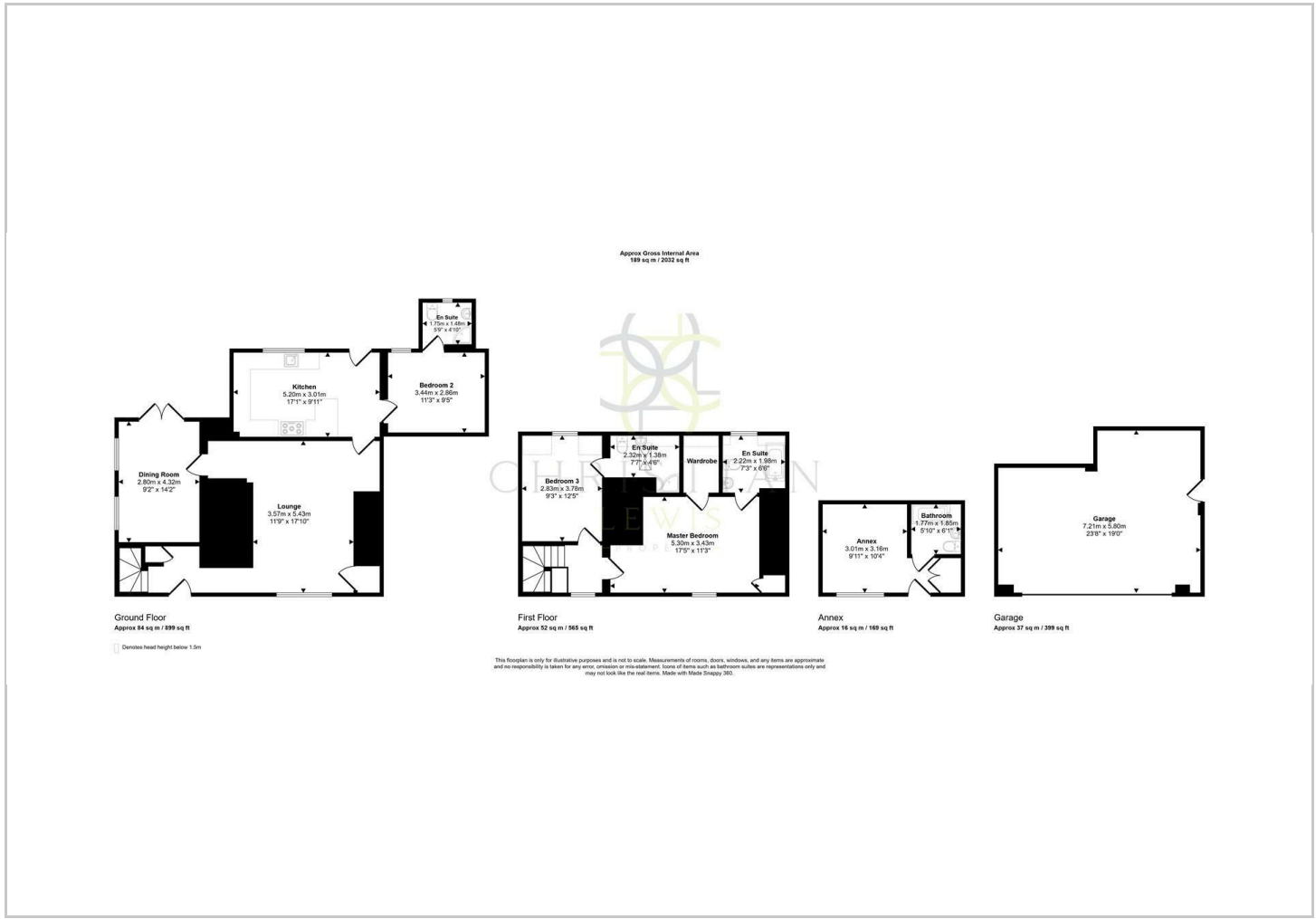




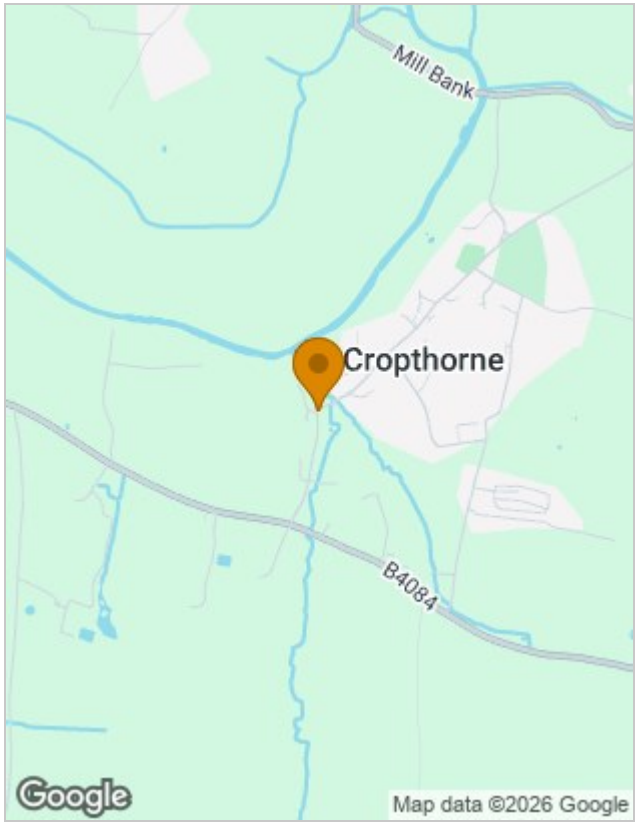




Floor Plans



Location Map



Energy Performance Graph

Viewing

Please contact our Evesham Office on 01386 442929
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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