

Tapperdine Bridges Stone, Worcester, WR6 5HR  
Guide Price £700,000

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Philip Laney & Jolly Worcestershire welcome to the market Tapperdine. Nestled in the charming village of Alfrick, Worcester, this unique property presents an rare opportunity for those seeking a spacious family home with immense potential. Set within an EXPANSIVE PLOT IN EXCESS OF FOUR ACRES, this house offers a tranquil retreat surrounded by beautifully maintained gardens, orchards and various outbuildings, perfect for gardening enthusiasts or those in need of additional storage.

The residence provides four well proportioned bedrooms, providing ample space for family living or guest accommodation. The property features two inviting reception rooms, ideal for entertaining. A kitchen, along with a convenient utility area and a WC, adds to the practicality of this home.

While the property requires improvements throughout, it is brimming with potential for those looking to personalise their living space. There is also the possibility to extend the property, subject to local planning and building regulations, allowing you to create your dream home in this enviable location.

Alfrick is a delightful village that offers a peaceful lifestyle while remaining well-connected to nearby amenities. This property is perfect for those who appreciate the beauty of rural living combined with the opportunity to create a bespoke home tailored to their needs.

EPC: F Council Tax Band: E Tenure: Freehold

#### Ground Floor

##### Rear Porch

Single glazed door opens to porch area. Wooden door into:

##### Hallway

Stairs rising to first floor. Door to:

##### Living Room

Three single glazed sash windows to rear, side and front aspects plus one normal window. Wooden fireplace with tiled hearth. Radiator and two ceiling light points.

##### Dining Room

Single glazed sash window to rear aspect. Brick built fireplace. Storage cupboard and shelving built into alcove. Radiator and ceiling light point. Door to:

##### Kitchen

Two single glazed windows with far reaching countryside views. Wooden wall and base units. Space for range style oven. Pantry cupboard with shelving. Tiled flooring. Ceiling strip light and radiator. Door to:

##### Utility Room

Two single glazed windows and wooden door to front aspect. Worksurface and stainless steel sink and drainer. Space for washing machine and tumble dryer. Built-in storage cupboard. Tiled flooring. Ceiling strip light.

##### WC

Obscure single glazed window. WC and ceiling light point.

##### Reception Room

Single glazed window to rear aspect. Radiator and ceiling light point. Door to the rear garden.

##### First Floor Landing

Ceiling light point. Access to all first rooms.

##### Bedroom One

Single glazed sash window with secondary glazing. Built-in wardrobes. Radiator.

##### Bedroom Two

Single glazed sash window. Basin inset to vanity unit. Radiator.

##### Bedroom Three

Single glazed window to front aspect. Ceiling light point.



Philip Laney & Jolly





#### **Bedroom Four**

Single glazed window to the front aspect. Radiator and ceiling light point.

#### **Bathroom**

Obscure single glazed window to the front aspect. Panelled bath with electric shower over, pedestal wash hand basin and WC. Airing cupboard housing 'Worcester Bosch' boiler and shelving. Tiled walls. Sliding doors and ceiling light point.

#### **Outside**

Driveway to the front provides off road parking. Fields to the side of the property enjoying well manicured gardens, with hedged borders and well stocked gardens surrounding the property. Paved areas and a variety of mature trees and shrubs. Various outbuildings including Greenhouse and valuable storage area.

Outbuildings attached to the property offer the potential to convert (subject to necessary planning and building regulations).

#### **Services**

Mains electricity, LPG and water were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

The property also has a septic tank and independent assessment and research is advised.

#### **Floorplan**

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

#### **Tenure - Freehold**

We understand that the property is offered for sale Freehold.

#### **Council Tax MHDC**

We understand the council tax band presently to be : E

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

#### **Broadband**

We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker.

<https://www.openreach.com/fibre-checker/my-products>

#### **Mobile Coverage**

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### **Verifying ID**

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

#### **Financial Services**

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

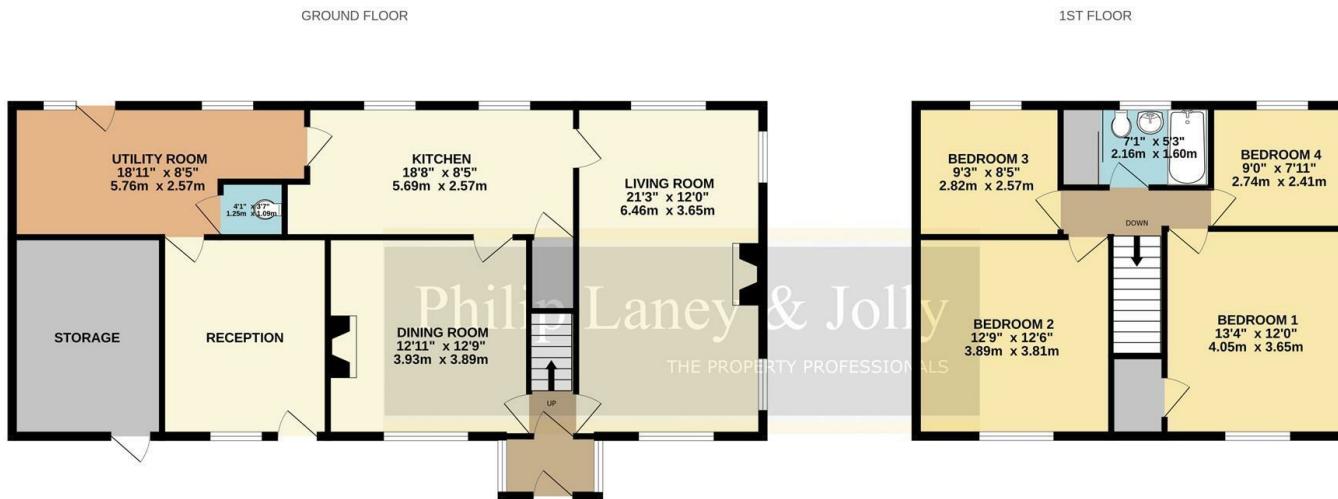
If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

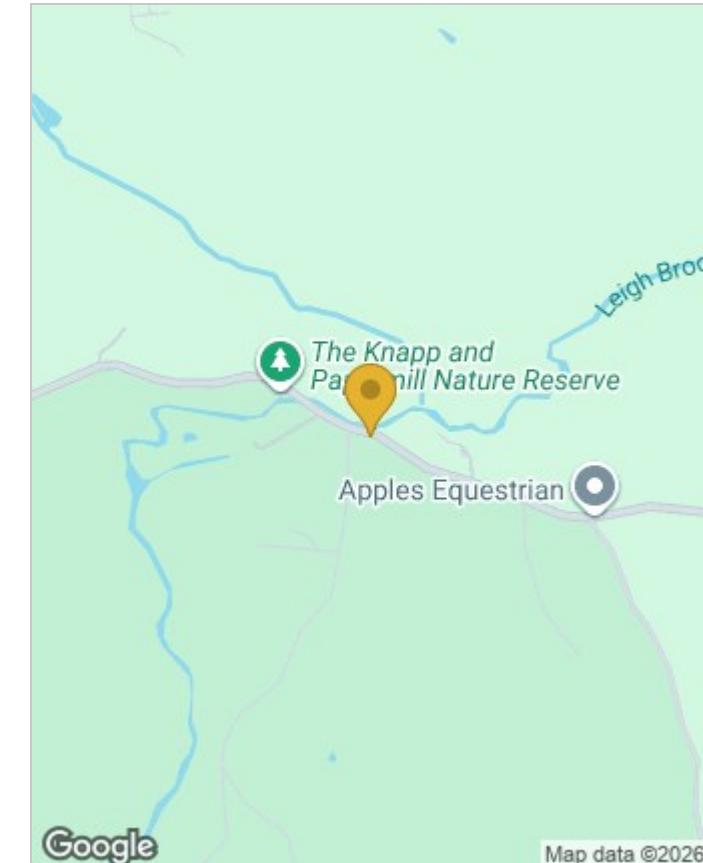
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

#### **Viewings**

Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	59	25
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.