



Earls Croome



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Pershore Road, Earls Croome, Worcester, WR8 9DH

Guide Price £775,000 Freehold

A handsome period property with an attached coach house, set in approx. 0.6 acres in this lovely rural setting.

Sitting room • dining room • home office • conservatory • kitchen/breakfast room • utility room • cloakroom • 3 double bedrooms • 2 bath/shower rooms • approx. 0.6 of an acre • parking and turning for several vehicles • garden store • 2 bedroom attached coach house with kitchen

Description

Moat Farm is an attractive period property with origins believed to date back to 1846. The character filled accommodation includes an impressive sitting room with feature fireplace, dining room, double aspect home office, kitchen with separate utility room, and a conservatory overlooking the rear garden. Upstairs, there are 3 double bedrooms all with lovely views and 2 bath/shower rooms, the master bedroom with en suite. The attached coach house, which is currently tenanted (offered with vacant possession), includes a living room, kitchen, 2 good size bedrooms, and a bathroom. Outside, Moat Farm is surrounded by open countryside with only one other neighbour. Timber gates give access to a gravelled driveway and parking area. The garden is mainly south facing and predominantly laid to lawn. A red metal Japanese-style bridge spans across a small watercourse leading to a further piece of land with post and rail fencing.

Further Information:

Local Authority Malvern Hills District Council. **Tax Band** F. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Oil Fired & LPG Gas. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

AGENTS NOTE: The property flooded in 2007 (ground water).



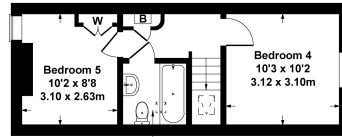


Situation

The property is situated just off the A4104 just past the turn for Earls Croome village. The farmhouse is accessed via a dedicated track leading across open fields to two private properties. Upton upon Severn is just 2 miles distant providing good day to day shopping. The city of Worcester is just 9 miles distant providing regional shopping and services together with fast rail links from Worcester station. The new Worcester Parkway station is also conveniently close. The Malvern Hills are just 9 miles distant providing excellent walking and country pursuits.

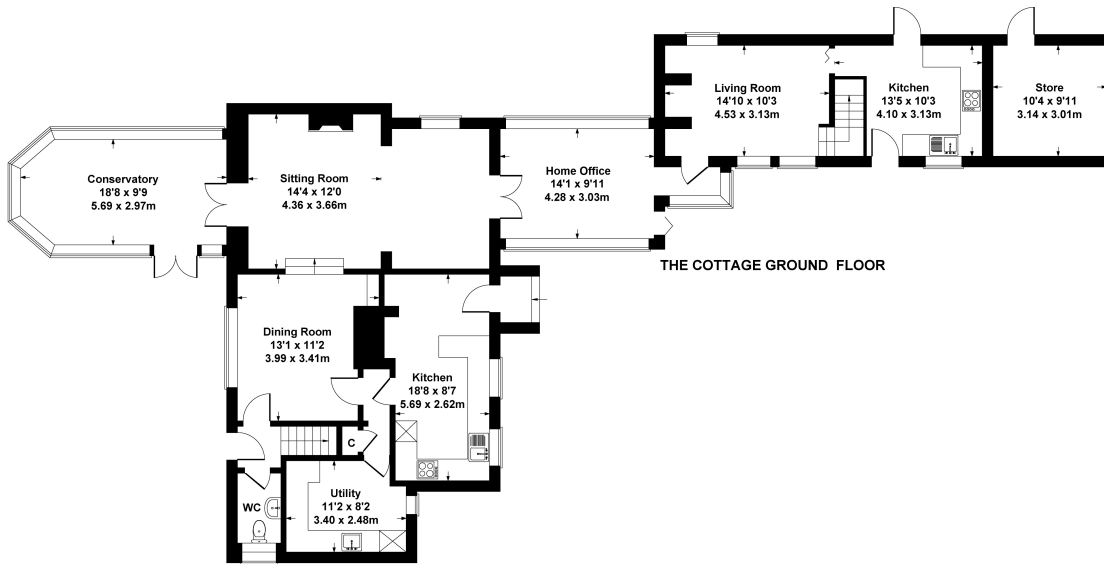
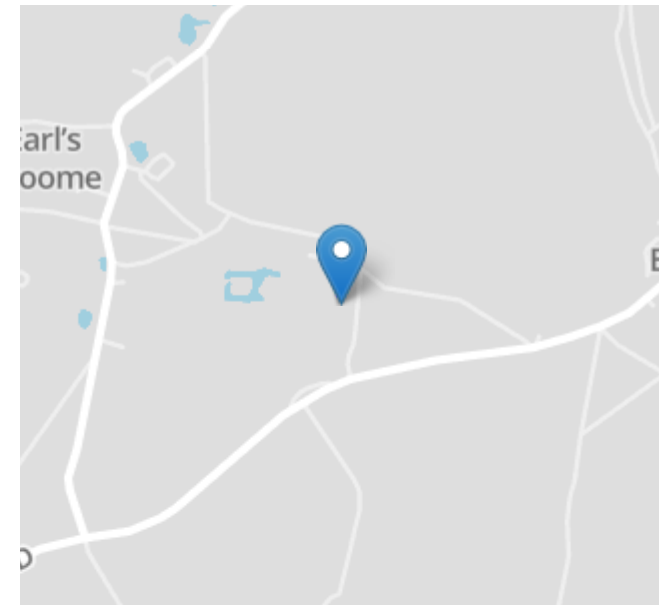
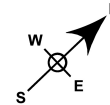
Moat Farm

Approximate Gross Internal Area
2680 sq ft - 249 sq m

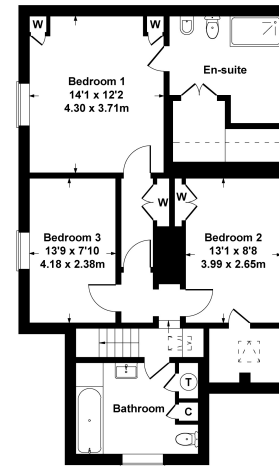


THE COTTAGE FIRST FLOOR

Reduced Head Height Below 1.5m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	35
(1-20)	G	17
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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