

FOR  
SALE



Smyths Croft, Whitbourne, Herefordshire WR6 5RP

£550,000 - Freehold

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## PROPERTY SUMMARY

An attractive "black & white" cottage occupying a lovely rural position, just outside the popular village of Whitbourne, about 5 miles east of the historic town of Bromyard and well placed for access to the cathedral cities of Worcester with the M5 motorway link (11 miles) and Hereford (19 miles), and the spa town of Malvern (11 miles). Within Whitbourne there is a community shop, village hall, church, public house and bus service. There is a primary school at Brockhampton and Queen Elizabeth high school in Bromyard.

Constructed of half-timbered elevations, the cottage has electric storage heating, double-glazing and provides spacious accommodation with a wealth of exposed timbering and there is a semi-detached Grade II Listed barn providing office and storage, and potential to be converted into residential accommodation (subject to necessary consent). There are gardens and paddocks which extend to approximately 2.35 acres within which there is a purpose-built 2-bay stable block.

## POINTS OF INTEREST

- *Period link detached cottage*
- *Quiet rural location*
- *Lovely rear views*
- *Oak-frame barn*
- *Many exposed timbers*
- *Stables and paddock*
- *About 2.35 acres*
- *Village amenities close by*



## ROOM DESCRIPTIONS

### Recessed porch

Double doors to the garden and door to

### Entrance hall

Tiled floor, electric underfloor heating, storage heater with cover, window and door to garden at the rear.

### Cloakroom

WC, wash hand basin, tiled floor and window.

### Sitting/dining room

Exposed timbering, hardwood flooring, brick inglenook-style fireplace with wood-burning stove, 2 electric storage heaters, 4 windows.

### Kitchen/breakfast room

Fitted with a range of handmade base and wall units with Beech worksurfaces and tiled splashbacks, Belfast sink unit with mixer tap, plumbing for dishwasher, oil-fired/electric Aga, window to rear and wide archway to the

### Utility area

With matching handmade units, Belfast sink unit, plumbing for washing machine, electric underfloor heating, window and double doors to garden.

### A staircase leads from the entrance hall to the

### First floor landing

Exposed floorboards, window, storage heater with cover, storage cupboard.

### Bedroom 1

With high ceiling, exposed floorboards, storage heater, 2 windows and built-in storage cupboard.

### Bedroom 2

Electric heater, window, storage cupboard.

### Inner landing

With airing cupboard with hot water cylinder and electric immersion heater.

### Bedroom 3

Hardwood flooring, storage heater, 2 windows.

### Bathroom

Bath with mixer tap and shower attachment, wash hand basin, WC, electric heated towel rail, window.

### Outside

The property is approached via a splayed entrance drive (which also provides access to the adjoining property) and to the side of the drive there is a pasture paddock enclosed by post-and-rail and stock-proof fencing. There is a Stable Block comprising 2 loose boxes and a tack room, mains water and electricity. Garden shed.

There is a large parking and turning area and double gates which lead into a concreted courtyard with further parking and a paved area with oil storage tank.

An attached Oak-frame Barn Grade II Listed, which is currently divided to provide a Store room and a separate Office both with light and power.

To the rear of the property there is a garden, mainly lawned and on 2 levels with a sun-deck and numerous ornamental shrubs and trees (including apple). Garden shed.

### Grounds

Beyond the garden there is an undulating pasture paddock which is ring fenced with pedestrian access from the garden. There is separate access from the driveway via the neighbour's paddock.

The whole extends to approximately 2.35 acres.

### Services

Mains electricity and water are connected. Private drainage system. Electric heating.

### Outgoings

Council tax band F, payable 2024/25 £3303.28. Water rates are payable.

### Viewing

Strictly by appointment through the Agent, Flint & Cook, 01885 488166.

### Directions

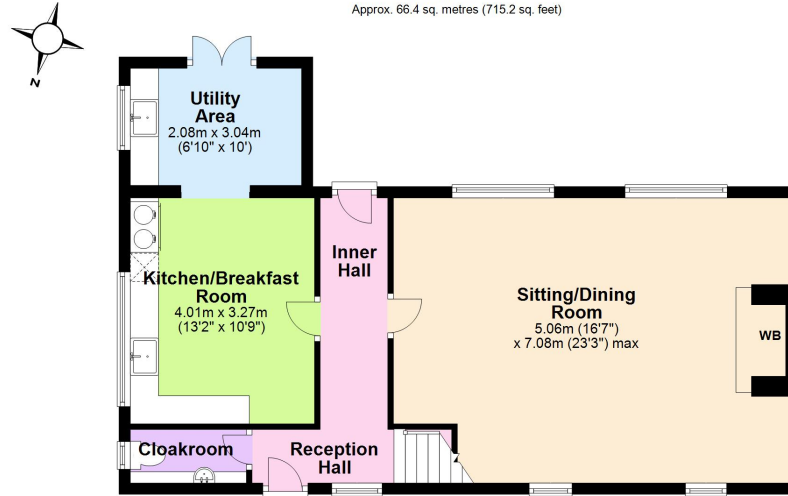
From Bromyard proceed on the A44 towards Worcester, continue over Bringsty Common and then turn left for Whitbourne. Proceed into the village and take the sharp left-hand turning just past the old school, then take the right-hand turning for Clifton. The entrance to the property is located on the right-hand side after about 300 yards, as indicated by the Agent's FOR SALE board.

### Money laundering regulations

Prospective purchasers are asked to provide identification, address verification and proof of funds at the time of making an offer.

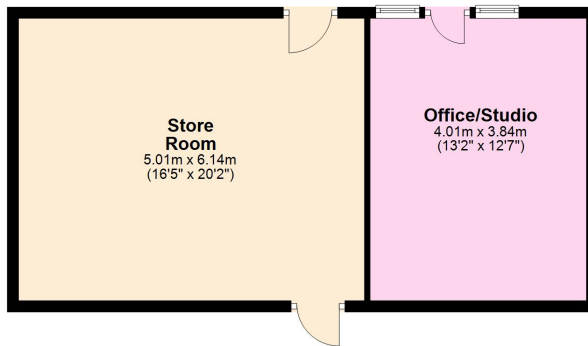
### Ground Floor

Approx. 66.4 sq. metres (715.2 sq. feet)



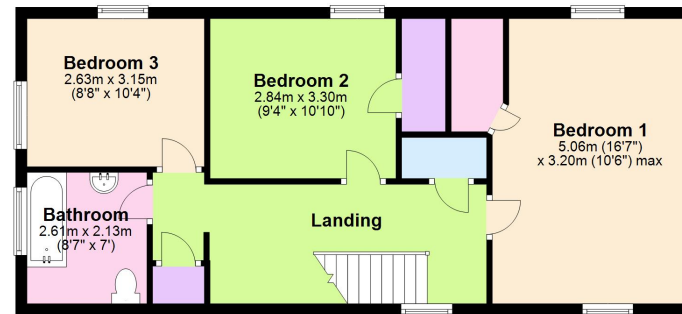
### Outbuildings

Approx. 0.0 sq. metres (0.0 sq. feet)



### First Floor

Approx. 59.5 sq. metres (640.0 sq. feet)



Total area: approx. 125.9 sq. metres (1355.2 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

Smyths Croft, Whitbourne, Worcester

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			