



The Coach House, Elmley Lovett,
Droitwich, Worcestershire WR9 0PS

The current owners have lovingly reinvented this beautiful barn conversion and its outdoor spaces over the last 20 years.

The village of Elmley Lovett is situated in a quiet and rural location and was first recorded in the 9th century. The barn conversion has historical significance as well. It took place on the land where stables stood that housed the 1986 Grand National winner West Tip.

Internally, the property is rich in character, whether it's the beautiful beams running throughout the home, the log burner in the living room, the kitchen with the AGA Range Cooker, or the modern additions of the utility room, W.C., and office.

On the ground floor, there's a large living room with a gorgeous staircase leading to the first floor. The room is full of beams and has a log burner situated in the corner, illuminated by the numerous windows. Double doors open into the dining room, which is connected to the kitchen and is a great space for social gatherings.

Also on the ground floor, there's a W.C., a utility room with added storage, and an exposed brick study, allowing you to close the door and forget about work until the next day.

The first floor has two double bedrooms, both with windows and skylights that flood the rooms with light. The main bedroom is also full of beams, making it a joy to wake up in, whilst the second bedroom contains a sink with vanity unit. The bathroom suite on this floor has four pieces, including a shower and a standalone bath.

Externally, there is a front and side garden, along with off-road parking and a garage. The rear of the property features a well-stocked cottage-style garden with a small pond, creating a peaceful area to sit and enjoy relaxing moments. The garden also includes an outside office space.

The home is centrally located from several major conurbations- Droitwich Spa, Bromsgrove & Kidderminster & their wide range of amenities, as well as a short drive from Cutnall Green, which has a lovely gastro-pub - The Chequers.

The property is also close to Hartlebury Railway station (1 mile) and on the National Cycle Route 45 that runs passed the property.

There is also Fibre connection to the home with 949mb upload and 110mb download speeds.

What3Words : recipient.subsystem.measuring or please use Walton Road to help you locate the property.

Council Tax Band E - Wychavon Council






Agents Note

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

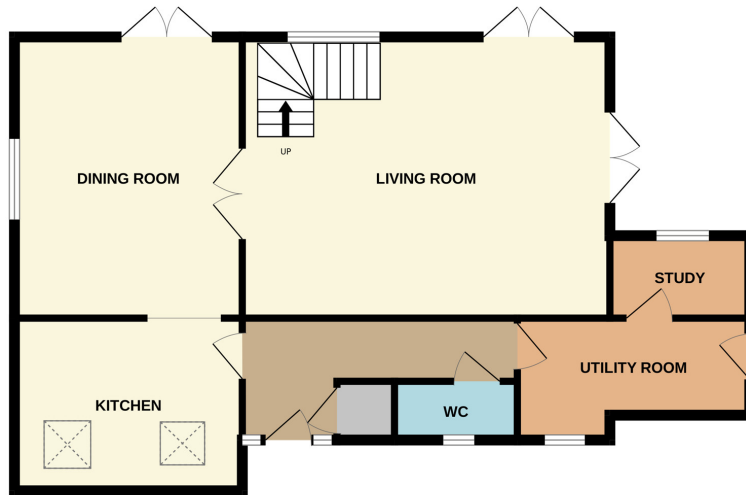


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

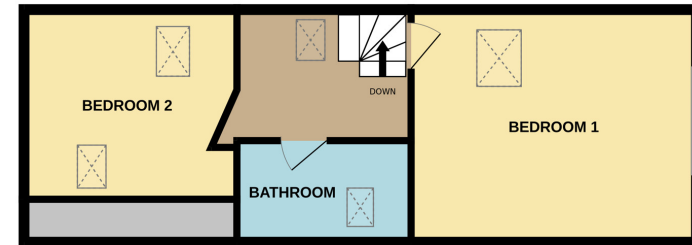
General Information

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

GROUND FLOOR



1ST FLOOR



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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