



Peter Clarke

Staddlestones Bidford Road, Cleeve Prior, Evesham, WR11 8LQ

Staddlestones, Cleeve Prior Manor, Cleeve Prior



- Idyllic quiet setting
- Situated off a private road in a private setting
- Approx. 2,245 sq.ft inc Garage
- Providing huge character and many original features
- Sitting room with vaulted ceiling and mezzanine
- Large kitchen/family room
- Dining hall
- Four bedrooms, bathroom
- Parking, double garage, courtyard style gardens
- NO CHAIN



Offers Over £575,000

An extremely interesting four bedroom Grade II listed converted barn in blue lias stone, providing characterful accommodation, of approx. 2,245 sq.ft inc Garage. Situated in an idyllic setting beside the historic Cleeve Prior Manor, off a private drive on the edge of the village. NO CHAIN.

ACCOMMODATION

An inset porch leads to

ENTRANCE HALL

with part flagstone floor.

CLOAKROOM

with wc and wash basin, storage cupboard.

DINING HALL AREA

SITTING ROOM

with vaulted ceiling, stone brick chimney breast, downlighters, French doors to courtyard, high level storage cupboard. Stairs to

MEZZANINE/STUDY AREA

with roof window.

KITCHEN/FAMILY ROOM

feature blue lias stone wall with display areas with lighting, tiled floor. Range of cupboards and work surfaces with sink, space and plumbing for dishwasher, space for fridge, four ring gas hob with built in oven and grill below, downlighters, tiled splashbacks, tiled floor.

LARGE UTILITY ROOM

with cupboards and work surface, sink, space

and plumbing for washing machine, gas heating boiler.

FIRST FLOOR LANDING

BEDROOM ONE

with fitted wardrobes and two roof windows.

BEDROOM TWO

with shower and wash basin, roof window. Door to interesting covered steps which lead out downstairs to the front.

BEDROOM THREE

BATHROOM

with wc, wash basin with cupboards below, bath with shower attachment, shower cubicle, bidet, storage cupboard.

SECOND FLOOR BEDROOM FOUR

with storage cupboard, built in wardrobe.

OUTSIDE

There is a gravelled foregarden with slate chipped areas, two staddlestones, pond, lawn to side and front. Off road parking. Two double doors to garage.







REAR GARDEN

which is paved with lawn and enclosed by walls.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. We have been advised by the vendor there is a current maintenance charge of approximately £133 per annum for maintenance of the communal areas. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



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