



**Allan Morris**  
estate agents

**The Engine House, Leigh, Worcester, WR6  
5LB**

 **MAYFAIR**  
OFFICE GROUP

# Leigh, Worcester, WR6 5LB

A stunning barn conversion of the former engine house of Leigh Court Farm with beautiful character features sat in the Leigh Conservation Area overlooking the Grade II Listed Leigh Court Barn and St Edburga's Church. The beautifully presented and styled interiors with high ceilings, exposed brick wall and original engine workings provide an exquisite country home in a wonderful semi rural location. The versatile accommodation includes on the ground floor; a large entrance hall, dual aspect living room with wood burner, separate sitting room, luxurious dining kitchen, large utility/boot room, cloakroom and a large workshop and double garage with the potential to provide further accommodation or annex. To the first floor are light and airy rooms with vaulted ceilings including; a dual aspect main bedroom with views to the barn and over open countryside, en-suite shower room, three further double bedrooms (one currently used as large study) and a luxuriously refitted main bathroom. Externally the property has a large stone chip drive with parking for numerous cars and landscaped gardens with paved seating areas. A rural location with great access to Malvern and Worcester, a real country delight.



## ENTRANCE HALL

Accessed via a double glazed hardwood door from the front garden which opens to a spacious entrance hall with front facing double glazed window, ceiling light point, exposed beams with original engine workings, radiator, quarry tiled floor, stairs to first floor, doors to:

## SITTING ROOM

Dual aspect with triple front facing double glazed windows with views over open countryside and side-facing double glazed window overlooking the garden, with an additional double glazed door to the side leading out to the garden giving direct access to a seating and entertaining space. High ceilings, ceiling light point, exposed ceiling beams, feature exposed brick wall with large brick built fireplace with wooden mantle display, alcoves and floor mounted wood burner on slate hearth, radiator, wide doorway to:

## LIVING ROOM

Triple front aspect double glazed window with views over fields and open countryside, high ceiling, ceiling light point, exposed ceiling and wall beams, feature exposed brick wall with open window through to dining kitchen, radiator, glazed door to:

## DINING KITCHEN

Large dual aspect dining kitchen with rear-facing double glazed window and high level side facing double glazed window, high ceiling with exposed beams and

original engine house workings Two ceiling light points, spotlight points, exposed feature brick wall, bespoke farmhouse style fitted kitchen comprising of a matching range of floor and wall mounted grey blue units including glass display cabinet, hand drawers and barista cupboard, solid wood work surface with stone effect work surface around the cooker, one and a half bowl ceramic sink units with mixer tap over, Range Master, Toledo five hob range style cooker with twin ovens and stainless steel extractor over, space and plumbing for dishwasher, radiator behind decorative cover, continued quarry tiled floor, glazed door to entrance hall, glazed door and step to rear hall.

## REAR HALL

Also accessed from the driveway by double glazed door, ceiling light point, radiator, wood plank effect flooring, door to garage and workshop, door to:

## UTILITY/ BOOT ROOM

Side aspect double glazed Velux roof window, wide range of matching floor and wall mounted high gloss grey units under a stone effect work surface, one and a half bowl stainless steel sink unit with mixer tap over space and plumbing for washing machine, space for American style tall fridge freezer, pull out larder units with racking, pantry cupboard, heated chrome towel rail, continued wood plank effect flooring, wall mounted Worcester boiler.

## CLOAKROOM

Ceiling light point, white suite comprising: wash hand basin with marble top, storage drawers below, hidden cistern push flush with storage cupboards behind, storage cabinet, radiator, continue quarry tiled floor.

### FIRST FLOOR LANDING

Double glazed velux roof light, ceiling light point, exposed wall beams and brick built in laundry cupboard with hanging rails and slatted shelving, doors to:

### MAIN BEDROOM

Dual aspect with front facing double glazed window overlooking fields and open countryside, side facing double glazed window with window seat with views over the listed Leigh Court Barn, vaulted ceiling, ceiling light point, exposed ceiling beams, access to roof space, radiator, exposed wooden floorboards, door to:

### ENSUITE

Double glazed velux roof light, recessed ceiling downlighters, extractor fan, white suite comprising: large walk-in shower cubicle, his and hers wash hand basins with mirrors over and storage cupboards below, hidden cistern push flush WC with additional storage over, fully tiled walls, heated chrome towel rail, wood plank effect flooring.

### BEDROOM TWO

Dual aspect with rear-facing double glazed window and side facing double glazed window overlooking the Grade II Listed Leigh Court Barn and St Edburga's Church to the side, vaulted ceiling, ceiling light point, exposed ceiling beams radiator.

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### BEDROOM THREE

Dual aspect with front-facing double glazed window overlooking fields and countryside, opposite and rear aspect double glazed velux roof light, vaulted ceiling, ceiling like point, exposed ceiling beams, radiator, exposed wooden floorboards.

### BEDROOM FOUR

Dual aspect with front facing double glazed Velux roof light and rear aspect double glazed window, ceiling light point, access to high level storage, vaulted ceiling, exposed ceiling beams, radiator, currently used as a home office.

### MAIN BATHROOM

Side aspect obscure glass double glazed window, recessed ceiling downlighters, extractor. Luxuriously re-fitted bathroom with a white suite comprising: double-ended bath with rainfall shower over, screen to sides and shelving alcoves, contemporary square wash hand basin with mixer taps over and storage below, hidden cistern push flash, WC, heated chrome towel rail, Travertine tiled walls, Travertine tiled floor.

### GARDENS AND GROUNDS

Outside the property is accessed via an initial shared driveway from the road turning straight into its own stone chip personal driveway which continues through the garden and opens up to a wide parking area in front of the garage with space for three to four cars Immediately next to the property and accessed via a door from the sitting room is a part walled landscape paved courtyard providing a large outdoor seating and entertaining space with three linked circular patios, gazebo and low maintenance stone chip spaces in between ideal for a range of pots. To the other side of the driveway is a further garden area

with a paved circular central seating area with privacy provided by hedging and mature trees and shrubs, providing space for table and chairs to enjoy views over the garden, timber summerhouse to side, further flower and shrub beds.

### DOUBLE GARAGE AND WORKSHOP

Large double garage and workshop accessed by a pair of twin double doors from the driveway, vaulted ceiling providing additional storage space, additional glazed window overlooking the parking area, two ceiling light points, power points, range of fitted kitchen storage cabinets, painted concrete floor. NB because of its position with access from the property there is potential for further conversion in this area to provide an additional room if required.

### DIRECTIONS

From the Allan Morris office in Malvern proceed out of Malvern on the B4503 Leigh Sinton Road. Continue to the village of Leigh Sinton and turn right onto the A4103 in the direction of Worcester. Continue to the roundabout by the Bank House Hotel and turn left signposted Leigh. It travelling from Worcester, this point can be reached by leaving the City in a Westerly direction proceeding through St Johns in the direction of Hereford on the A4103. From The Bank House Hotel roundabout continue in the direction of Leigh. Once entering the hamlet and with St Edburga's Church on the right can be found immediately ahead as indicated by the Allan Morris For Sale board. To arrange a viewing or with any queries on the property please call Allan Morris & on 01684 561411.

What Three Words - readily.expansion.historic Postcode - WR6 5LB

### ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

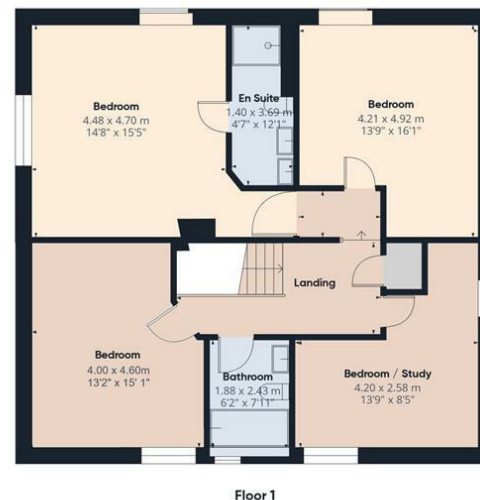
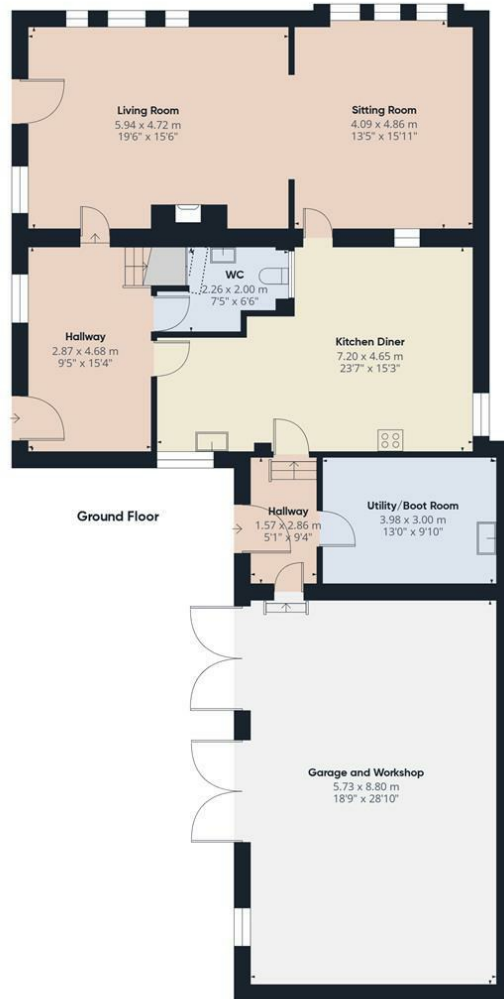
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

SERVICES: Mains electricity and water. Central heating is via LPG. Private drainage is connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: G

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

**ASKING PRICE - £725,000**



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Approximate total area<sup>m</sup>

254 m<sup>2</sup>  
2,739 ft<sup>2</sup>

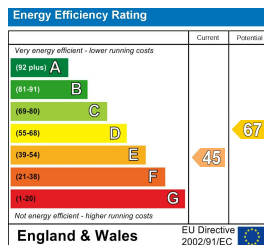
(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## EPC



## Material Information Report



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

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