



## Cider Press Norrest Court, Leigh Sinton, WR13 5EH

£425,000

A well presented, attached, barn conversion with character accommodation over three floors. Situated in a quiet, tucked away rural location with lovely views over open fields to the rear. The accommodation comprises; verandah, entrance hall, sitting room with open fireplace, large study/occasional bed 4, open plan fitted kitchen with Aga and dining room with walk-in store room, three bedrooms with beamed ceilings, en-suite bathroom to the main bedroom, family shower room. Further benefits include; gas central heating, personal garden with terrace and pergola and lawned, communal garden space, garage and parking en-bloc. Leigh Sinton village is 2 miles away and has a village store and post office, primary school and public house, also within 3 miles is Malvern, 7 miles to Worcester and the M5 and 20 miles to Hereford. No onward chain.



# Cider Press, Norrest Court, Leigh Sinton, WR13 5EH

A paved path leads from the parking area to the front door with mature shrubs and lawn to the side.

## Verandah

With brick floor and space to sit, tiled pitched roof, door to external store, carriage light to side, and steps to:-

## Entrance Hall

With double glazed front door, front and side aspect double glazed windows, staircase to first floor and lower ground floor with wood bannisters, double radiator, ceiling light point, central heating thermostat, double doors to coats cupboard. Solid oak doors to:-

## Sitting Room 18'8" x 10'10" (5.7 x 3.3)

Front aspect double glazed French doors to verandah, rear aspect windows with southerly views over countryside, recessed fireplace with open grate and timber mantel over, oak shelving to chimney alcove. two radiators, exposed beams, wide arch to:

## Study 15'1" x 7'7" (4.6 x 2.3)

Side aspect double glazed window and rear aspect double glazed window with view over fields to the rear, ceiling light point, oak alcove shelving, radiator.

## LOWER GROUND FLOOR

### Open Plan Kitchen/Dining Room

#### Dining Area 14'9" x 10'2" (4.5 x 3.1)

Rear aspect, tall double glazed window to garden, double radiator, beamed ceiling, stone effect ceramic floor, rear aspect double glazed door to garden and doors to:-

#### Separate WC and Cloaks Store

With inner lobby providing cloaks space and shelving and door to WC with low flush wc, pedestal wash basin, light point and ventilator.

#### Storeroom/Pantry 6'11" x 6'3" (2.1 x 1.9)

With ceiling light point and shelving.

#### Kitchen 12'2" x 17'9" (3.7 x 5.4)

The kitchen is L-shaped with one rear aspect and two side aspect double glazed windows, fitted kitchen comprising of a range of floor and wall mounted units under a granite work top, double sink unit, space and plumbing for dishwasher, gas fired Aga, utility area with plumbing for washing machine, space for tumble dryer, second ceramic sink unit, space for fridge freezer, tall broom cupboard, wall mounted cupboard housing gas central heating boiler, stone effect ceramic floor.

## FIRST FLOOR

Landing with vaulted ceiling, wall light point and solid oak doors to:-



### **Bedroom One 11'2" x 11'2" (3.4 x 3.4)**

With vaulted, beamed ceiling, Velux window and three low level double glazed windows to front aspect with radiator under, wall light point, double doors to built-in wardrobe, door to airing cupboard with hot water tank. Door to:-

### **En Suite 10'7" x 6'6",39'4" (3.25m x 2,12m )**

Rear aspect double glazed Velux window, panelled bath with stone tile surround and mixer tap with hand held shower over, low flush WC, pedestal wash hand basin with tiled splashback, wall light and radiator.

### **Bedroom Two 9'2" x 11'6" (2.8 x 3.5)**

Two front aspect low level double glazed windows, radiator under, wall light point.

### **Bedroom Three 7'3" x 12'2" (10'10" min) (2.2 x 3.7 (3.3 min))**

Two rear aspect double glazed windows with views across Worcestershire countryside, radiator, built-in wardrobe.

### **Bathroom**

Rear aspect Velux window, large built-in shower cubicle with 'Mira' shower, folding glass door and shelf, pedestal wash basin, low flush WC, radiator, wall light point, exposed beams.

### **OUTSIDE**

At the rear there is a paved terrace with outside mixer tap, a timber pergola with mature, evergreen clematis over, a low wall and wide steps lead up to an open, communal garden with shrubs to side. The communal garden is large with a well maintained lawn over looking fields and towards the Clent Hills.

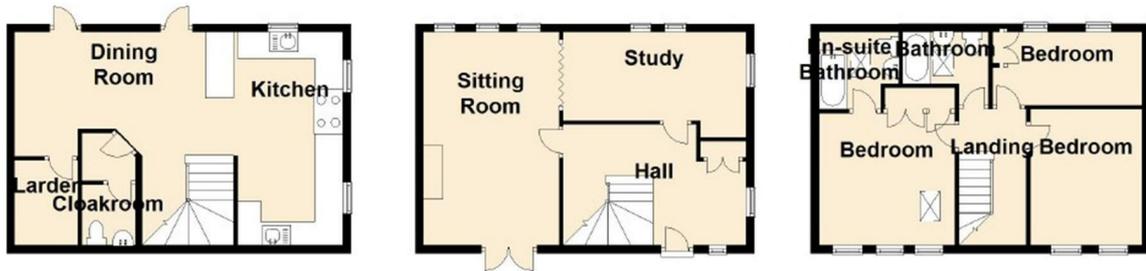
### **Garaging and Parking**

To the fore of Norrest Court is an area of parking for visitors. The Cider Press also benefits from an en-bloc single garage which is accessed by continuing just past Norrest Court to a row of garages on the right. The garage belonging to the property is the third from the field end.

### **DIRECTIONS**

From the Allan Morris office in Malvern head North on the Worcester Road. At the traffic lights turn left onto Newtown Road and proceed in the direction of Leigh Sinton. Follow the road along to the T junction in the village and turn left. Go through the village and take the second right, signed The Norrest. Follow the lane round to the right, through the farmyard and along the private road. Turn right after the second house into the courtyard where there is parking for Norrest Court. The Cider Press is along the path on the right hand side and it is the last house.





**MAKING AN OFFER.** At the point of making an offer, intending purchasers will be required to produce two pieces of identification documentation for each individual and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

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

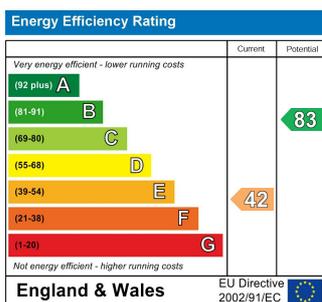
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**SERVICES:** Mains gas, mains electricity, water and drainage are 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. There is a management/service charge of £130 per month for the upkeep of the shared communal gardens, driveways and pathways.

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

**ENERGY PERFORMANCE RATINGS:** Current: TBC Potential: TBC

**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700



- 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:
- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
  - (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
  - (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
  - (iv) Rents quoted in these particulars may be subject to VAT in addition, and
  - (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars



Offices also at:

Bromsgrove Malvern Mayfair London Worcester Upton upon Severn