PROOF

Brockton
2 Hill Farm Barns
Leigh
Worcestershire WR6 5JX

Philip Laney & Jolly

Brockton, 2 Hill Farm Barns, Leigh, Worcestershire WR6 5JX

An impressive semi detached barn conversion, offering spacious accommodation over two floors, occupying a most pleasant position on the edge of this popular village, offered for sale in very good decorative order throughout and with no onward chain. Benefitting from LPG central heating, double glazing (where specified). The property comprises: Spacious Reception Hall, Downstairs WC, Kitchen, Lounge, Study, Dining Room, Landing Area, Master Bedroom with En-Suite Shower Room, Three Further Bedrooms, Family Bedroom, Pleasant Gardens, Garage and Parking.

SPACIOUS RECEPTION HALL

19' 1 maximum x 11' 11 (5.82m x 3.63m). Dual aspect to the front and rear, double glazed window and door to rear, built in cloakroom cupboard with sliding doors and door to:

DOWNSTAIRS WC

With a low flush WC, wash hand basin, laminate flooring, double glazed window to the rear.

KITCHEN

13' 9 x 9' 9 (4.19m x 2.97m) Fitted with a range of wooden floor and wall mounted storage units. Stainless steel one and half bowl sink unit, built in 5 ring gas hob (LPG), built in electric oven below and extractor hood above, plumbing for washing machine/dishwasher, appliance recess for fridge/freezer, beamed ceiling, laminate flooring, double glazed window to rear. Wall mounted gas fired central heating boiler supplying the hot water and central heating (LPG)

LOUNGE

17' 8 x 13' 9 (5.38m x 4.19m) Red brick fire place, door to study, beamed ceiling, double glazed door and window to rear, arched feature window to side, panelled radiator, TV point.

STUDY

11' 6 x 10' 5 (3.51m x 3.18m) Velux window to front aspect, panelled radiator.

DINING ROOM

11' 9 x 11' 1 (3.58m x 3.38m) Velux window to front aspect, double glazed window to side aspect, panelled radiator, beamed ceiling.

LANDING AREA

Airing cupboard with insulated tank and immersion heater, shelving, panelled radiator.

MASTER BEDROOM

11' 6 x 10' 0 (3.51m x 3.05m) With a range of built in wardrobes, access to the en-suite is gained through the wardrobes, velux window to the front aspect, panelled radiator.

EN-SUITE SHOWER ROOM

With matching white suite comprising of double shower enclosure with mixer shower, wash hand basin, low flush WC, heated towel rail, extractor fan recessed spotlighting, ceramic floor.

BEDROOM 2

11' 3 x 11' 4 (3.43m x 3.45m) Full height double glazed window to rear aspect, built in wardrobes with cupboards above, panelled radiator.

BEDROOM 3

8' 9 x 8' 6 (2.67m x 2.59m) Double glazed window to rear aspect, panelled radiator.

BEDROOM 4

12' 10 x 6' 0 (3.91m x 1.83m) Velux window to front aspect, panelled radiator.

FAMILY BATHROOM

8' 3 x 6' 8 (2.51m x 2.03m) With matching white suite comprising of a panelled "Spa" bath, wash hand basin, low flush WC, separate shower enclosure with mixer shower, extractor fan, double glazed window to rear aspect. panelled radiator.

OUTSIDE

FRONT

Five bar gate leads to a stone gravelled driveway giving ample parking, area of lawn to one side and flower borders. There is a separate drive leading a shared drive which in turn leads to a brick built garage measuring 15'0" x 8'6" (4.57m x 2.59m) average measurements, with power and light. A path leads to the rear garden of Brockton.

REAR

Partially laid to lawn with shrub and flower borders with a raised, wooden decked area and a paved patio providing an attractive seating area. Feature pond.

TENURE

We understand that the property is Freehold.

SERVICES

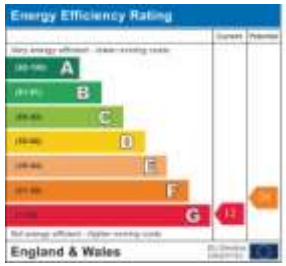
Mains Electricity, LPG, Water and shared Biotank Drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services or any of the appliances and cannot therefore confirm that they are free from defects or in working order.

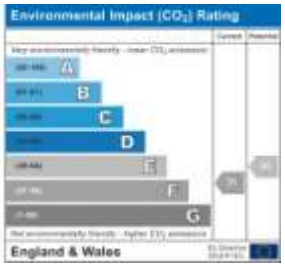
VIEWING

Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

DIRECTIONS

From our Malvern offices turn left and proceed towards Worcester, at the first set of traffic lights turn left sign posted to Leigh Sinton, continue on the Leigh Sinton Road for approximately 2.5 miles, you will come to a roundabout at the Bank House Hotel and Country Club, take the first exit sign posted to Leigh, Suckley, Bransford, continue bearing right shortly after the roundabout and continue for approximately 1.7 miles before turning right into Dingle Road, after a short distance Brockton will be found in front of you as indicated by our For Sale board.





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