



3 Pigeon House Court  
Dingle Road  
Leigh  
Worcestershire WR6 5JX

Philip Laney & Jolly

## 3 Pigeon House Court, Dingle Road, Leigh, Worcestershire WR6 5JX

A delightful barn situated in a secluded rural setting within the village of Leigh between the villages of Leigh Sinton and Alfrick. The property has been fitted to a high standard and benefits from UPVC double glazed windows and LPG gas fired central heating. The property offers the following accommodation: Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room, Living Room, Utility Room, First Floor Landing, Master Bedroom with En-Suite Shower Room, Two Further Bedrooms, Bathroom, Second Floor Bedroom/Office with adjoining Bathroom, Off-Road Parking for several vehicles, landscaped front and rear gardens for ease of maintenance.

### ENTRANCE PORCH

Canopied entrance porch with cast iron pillars and steps lead up to UPVC glazed panelled door, side light to

### RECEPTION HALL

Stairs to first floor with open area beneath, radiator.

### CLOAKROOM

Fitted with a corner wash hand basin set into vanity unit, wood effect flooring, window to the side aspect.

### LOUNGE

22'7" x 18'2" (6.88m x 5.54m). Having a feature fireplace with marble surround and hearth, with two windows to front aspect and two windows to side aspect, sliding UPVC patio door leading to rear terrace and gardens with electrically operated exterior sun canopy over, coved ceiling, wood effect flooring.

### DINING ROOM

18'10" x 13'3" (5.74 x 4.04m). Two windows to the front aspect, wood effect flooring, wooden fire surround and mantle with marble inserts and hearth, coved ceiling.

### KITCHEN/BREAKFAST ROOM

19'5" x 10'9" (5.92 x 3.28m). Comprehensively fitted with matching base units having marble worksurfaces over with bowl and half stainless steel sink and drainer, integral fridge freezer and dishwasher, inset Neff hob

with extractor fan over, built in Neff double electric oven, matching wall mounted glazed units, granite breakfast bar, window to the rear aspect overlooking the garden, UPVC sliding patio door to rear terrace and garden, open plan through to

### SNUG/MORNING ROOM

12'0" x 9'5" (3.66 x 2.87m). Window to rear aspect, wood effect flooring.

### UTILITY ROOM

18'9" x 5'11" (6.02m x 1.80m). Cupboards with worksurface over with inset bowl and half stainless steel sink and drainer, space and plumbing for washing machine and dryer, two windows to the rear aspect, space for fridge freezer, UPVC door to rear garden.

### LANDING

Velux window to the front aspect, built in airing cupboard, door and steps to second floor.

### BEDROOM 1

19'4" x 15'7" (5.89m x 4.75m). Window to the side and front aspects, open archway to dressing room with fitted wardrobes, ceiling hatch to eaves storage.

### EN-SUITE SHOWER ROOM

Re-fitted with glazed shower cubicle and shower over, wash hand basin set into vanity unit, toilet with

concealed cistern, tiled walls, chrome ladder style radiator, Velux window to rear, inset ceiling spotlights.



## BEDROOM 2

11'7" x 9'11" (3.53m x 3.02m). Having fitted wardrobes and cupboards, Velux window to the rear aspect.



## BEDROOM 3

13'3" x 7'2" (4.04m x 2.18m). Fitted with wardrobes and storage cupboards, window to front aspect, wall mounted gas boiler.

## BATHROOM

Fitted with a panelled bath with shower over, low level WC, wash hand basin set into vanity unit, Velux window to the rear aspect, inset ceiling spotlights.

Door with stairs leading to Second Floor

## BEDROOM 4/OFFICE

26'3" x 10'9" (8m x 3.28m). Versatile loft bedroom/office suite, fitted wardrobes, storage cupboards, drawer and dressing table/desk, exposed roof timbers, three Velux windows to the rear, wooden style floor leading to carpeted bedroom area, door through to

## BATHROOM

Fitted with a freestanding style claw foot bath with telephone style shower attachment, pedestal wash hand basin, low level WC, exposed ceiling timbers, heated towel rail, door to loft storage areas, Velux to rear aspect.

## OUTSIDE

### Front

The property is approached over a gravelled driveway leading to a gravelled area providing extensive parking for several vehicles and is surrounded by well stocked flower beds and borders. A path and gate leads to the side providing access to the rear garden.

### Rear

The rear garden has been landscaped for ease of maintenance, a paved terrace with gravelled beds are planted with an attractive and colourful range of flowers and shrubs, paved and gravelled paths lead through attractive gardens giving access to the back door. A decked seating area has a timber pergola with an arched walkway leading off with a further raised bed incorporating a slate water feature. The garden enjoys a good degree of privacy and has attractive seating and dining areas.



## SERVICES

Mains electricity, LPG gas, water and private drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are free from defects or in working order.

## TENURE

We understand (subject to legal verification) that the property is freehold.

## COUNCIL TAX BAND - F

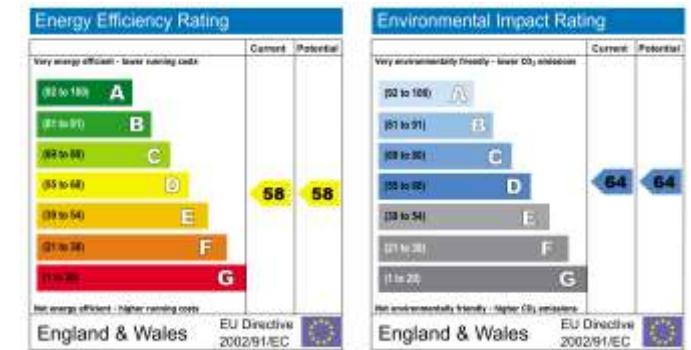
Purchasers are advised to confirm this with Malvern Hills District Council.

## VIEWINGS

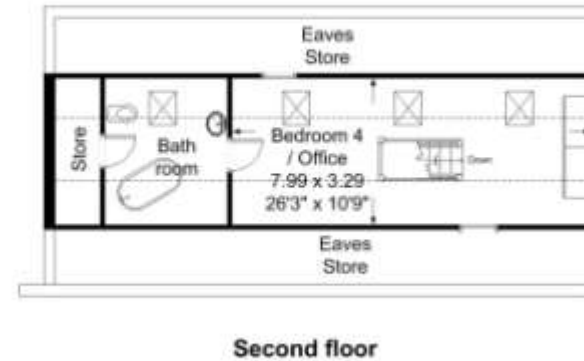
Strictly by appointment with the Agents. We are open from 9.00 to 5.30 Monday to Friday and 9.00 to 4.00 on Saturdays.

## 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, continue to the end of this road and at the no through road sign bear left up an unmade gravel track, bear around to the left and 3 Pigeon House Court, will be found on your left hand side.



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Leigh WR6 5JX



Approximate Gross Internal Area:  
229 sq m, 2469 sq ft

FLOOR PLAN from  
[www.plant360.net](http://www.plant360.net)



Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.



