



Brook Cottage, Oldwood Road, St. Michaels, Tenbury Wells, Worcestershire

Character Detached 3 Bed Cottage In Idyllic Rural Setting

Offers Over £499,000



**Brook Cottage, Oldwood Road
St. Michaels
Tenbury Wells
Worcestershire
WR15 8PH
Offers Over £499,000**

LOCATION

St Michael's Village is a thriving rural parish, two miles from the town of Tenbury Wells set on the Worcestershire/Herefordshire border. The town itself offers a good range of every day amenities including a range of independent shops and supermarket. Kidderminster is 20 miles, Hereford 24 miles and Worcester 25 miles (approximate distance).

BRIEF DESCRIPTION

Brook Cottage is a charming, extended detached property set in the most attractive mature gardens and offers beautifully-presented, lovingly renovated and improved accommodation set over two floors. The front door opens to a light and airy Reception Hallway with useful under stairs storage cupboard. Doors lead off to all rooms with the Family Living Room featuring a lovely fireplace with inset wood burning stove. The Kitchen Dining Room form a stunning feature to the property offering a range of modern matching units with ample work surfaces to the base units, tiled splashbacks and in set sink. There is a range style cooker with extractor hood over, space and plumbing for washing machine and double doors leading out to the rear garden. There is ample space for a family dining table and attractive tiled flooring. Also on the ground floor is a separate Study, ideal for someone looking to work from home.

The first floor accommodation includes the Principal Bedroom which is accessed from an enclosed staircase from the Kitchen/Dining Room and benefits from a dual aspect, built in wardrobes and a well appointed En-suite Shower Room with a large shower cubical, hand wash basin, w/c and towel rail. A separate staircase from the Reception Hallway up to a first floor landing with doors of to Bedroom 2, a good sized double bedroom with eaves storage and Bedroom 3, a pleasant bedroom. The Family Bathroom offer a modern suite to include a panelled bath, hand wash basin and low flush w/c.

- Charming Extended & Lovingly Renovated Detached Country Cottage
- Offering Beautifully Presented 3 Bedroomed Accommodation
- Including Feature Family Kitchen Dining Room, 2 Reception Rooms & En-suite Facilities To The Principal Bedroom
- All Set In The Most Attractive Mature Cottage Gardens

OUTSIDE

The beautiful mature gardens form a lovely feature to the cottage boasting an array of specimen trees, ornamental and flowering shrubs, ferns, roses, herbaceous beds and lawned areas with the meandering Cadmore Brook forming a feature to the garden.

SERVICES

Mains Electricity, Water and Private Drainage.
LPG Gas-fired Central Heating
Telephone Subject To BT Regulations

OUTGOINGS

Council Tax Band: C

LOCAL AUTHORITY

Malvern Hills District Council Tel: 01684 862151

VIEWINGS

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600

Jackson Property (Leominster)

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.







ROOM MEASUREMENTS

GROUND FLOOR
 SITTING ROOM - 21'6 x 10'11 (6.55m x 3.33m)
 KITCHEN/DINING ROOM - 18'5 x 15'5 (5.61m x 4.70m)
 STUDY - 9'5 x 7'5 (2.87m x 2.26m)
FIRST FLOOR
 BEDROOM 1 - 12'8 x 12'6 (3.86m x 3.81m)
 BEDROOM 2 - 11'1 x 9'6 (3.38m x 2.90m)
 BEDROOM 3 - 8'9 x 5'11 (8'9 x 5'11)

DIRECTIONS

Travelling south from Tenbury Wells on the A4112, pass over the common and then St Michaels Church on your left hand side. Continue down a slope for a short distance and you will find Brook Cottage on your right hand side.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(12 plus) A</p> <p>(91-91) B</p> <p>(70-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



TOTAL AREA: APPROX. 115.8 SQ. METRES (1246.4 SQ. FEET)

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.