

**Lime Tree Cottage
Highwood
Eastham
Tenbury Wells
Worcestershire
WR15 8PB**
Offers in the region of £395,000 Freehold

**MARY STONE
PROPERTIES**



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Unique character detached cottage set in a lovely elevated rural location. Lime Tree Cottage is deceptively spacious offering three bedrooms, kitchen, two reception rooms, bathroom and downstairs wc. There is the addition of a conservatory having beautiful far reaching countryside views, outside there is driveway parking, a detached garage and extensive gardens. Private drainage, mains water, oil central heating.

Malvern Hills council tax band E.

Porch 4' 7" x 5' 11" (1.4m x 1.8m)
useful coat and shoe storage, tiled flooring

Entrance Hall

fitted carpet, understairs storage cupboard, doors lead to the living accommodation

Living Room 9' 10" x 13' 1" (3m x 4m)
steps lead down to this living space having dual aspect windows with gentle countryside views, open fireplace and a radiator

Dining Room 9' 10" x 10' 10" (3m x 3.3m)
having exposed beams, fitted carpet and dual aspect windows

Kitchen 12' 6" x 12' 6" (3.8m x 3.8m)
steps lead down to the kitchen and having a matching range of wall and base units with laminate work tops, the oil fired Aga runs the central heating and hot water and can be used for cooking, stainless steel sink and drainer, space for an electric cooker, space and plumbing for a washing machine and a dishwasher

Conservatory 12' 10" x 10' 10" (3.9m x 3.3m)
ideal for entertaining or relaxing to enjoy the beautiful far reaching views of the surrounding countryside, having fitted window blinds, a patio door opens to the rear garden and tiled flooring

Rear Hall

door to the gardens and coat hooks

Cloakroom 4' 7" x 4' 3" (1.4m x 1.3m)
white WC and hand wash basin

First Floor Landing 9' 10" x 7' 9" (3m x 2.35m inc stairs)
fitted carpet, window to the front elevation, built in storage cupboard, access to loft space

Bedroom One 11' 2" x 13' 1" (3.4m x 4m)
double bedroom with a fitted carpet, radiator and a window overlooking the front gardens

Bedroom Two 9' 10" x 10' 6" (3m x 3.2m)
double bedroom with a fitted carpet, radiator and dual aspect windows

Bathroom 7' 10" x 6' 3" (2.4m x 1.9m)
white suite comprised of wc, vanity basin unit, bath with an electric Mira shower, Velux window, sloping eaves and a radiator

Bedroom Three 12' 6" x 9' 2" (3.8m x 2.8m)
double bedroom with a fitted carpet, open countryside views, radiator, sloping eaves, Airing Cupboard housing the hot water tank and slatted wood shelving

Garage 15' 9" x 8' 10" (4.8m x 2.7m)
lighting, electric supply, concrete flooring, double doors to the front and a door to the rear

Outside

there is driveway parking leading to the front of the detached garage and there is a garden shed. The extensive gardens wrap around Lime Tree Cottage and have been thoughtfully planted to provide pretty flowering plants, mature borders and trees. The elevated position of the property offers numerous seating areas each having stunning far reaching views of the open countryside

(1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

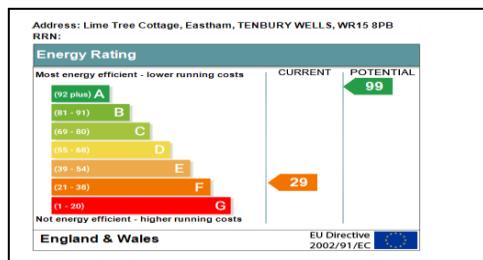
(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

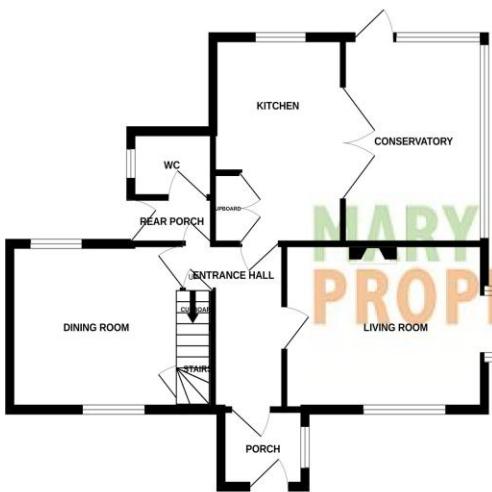
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Mary Stone Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

(6) Mary Stone Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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