

Cowper Cottage Elmley Castle, Pershore, WR10 3HW

Guide price £550,000

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CHRISTIAN LEWIS PROPERTY



Cowper Cottage Elmley Castle

Pershore, WR10 3HW

- Grade II Listed, detached cottage
- Large rear garden with wooden summerhouse & outbuildings
- Two double bedrooms
- Downstairs shower room
- Modern galley style kitchen
- Oozing with original features
- Three reception rooms offering versatility
- Upstairs bathroom with freestanding bath
- Double detached garage & double driveway
- Traditional thatched roof

A property oozing with charm, original features and history dating back to the 17th Century, this one is not to be missed. Cowper Cottage is a charming, two bedroom detached cottage located within the small village of Elmley Castle, sitting on the Pershore border.

As you approach the property, you are charmed with the traditional thatched roof, timber frame detail and charming curb appeal. Inside, the property continues to impress. Initially you are welcomed into the porch offering space for coats, shoes and bags. Door leading into the spacious living room - a room boasting dual aspect windows, inglenook brick fireplace with wood burning stove and traditional wooden beams. The inglenook fire holds a huge amount of charm and includes an original salt box, and traditional bread baking oven. Through to the dining room and reception room/snug, both rooms flooded with charm. The galley kitchen flows from here, with stylish duck egg blue, shaker style cabinetry, double oven and ample worktop space its the perfect baking spot! To complete the ground floor is a useful shower room.

Stairs elevate to the first floor with split landing, on the right hand side you will find the generously sized principle bedroom, with additional built in cupboard for storage. This room is charmed with original wooden beams with numeral construction detailing. Bedroom 2 is another well proportioned double bedroom, complete with built in wardrobes.

The family bathroom is also located on the first floor and charms a freestanding roll top bath with brass hardware. To complete the first floor is a handy airing cupboard, and loft hatch.

Externally, the charm continues into the spacious rear garden. A completely private space adorned with established trees, shrubs and plants. Offering a variety of spaces for relaxing. Complete with log store, summerhouse, seating area and vegetable patch. Access to the detached double garage and double driveway.





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AML Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Important Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band E
EPC Rating G
Grade II listed

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.

Location

Elmley Castle is a traditional, picturesque village and civil parish in Worcestershire located about 3 miles southeast of Pershore. The village nestles below the northern slopes of Bredon Hill in a designated Area of Outstanding Natural Beauty.

The tree lined main street is populated by black & white and old red brick cottages. At the end of the main street is the Queen Elizabeth Public House with its sign depicting the visit of Queen Elizabeth I to the village in August 1575.Famous for its black-and-white half-timbered cottages, the village is named after an 11th-century Norman castle whose earthworks and ditches remain


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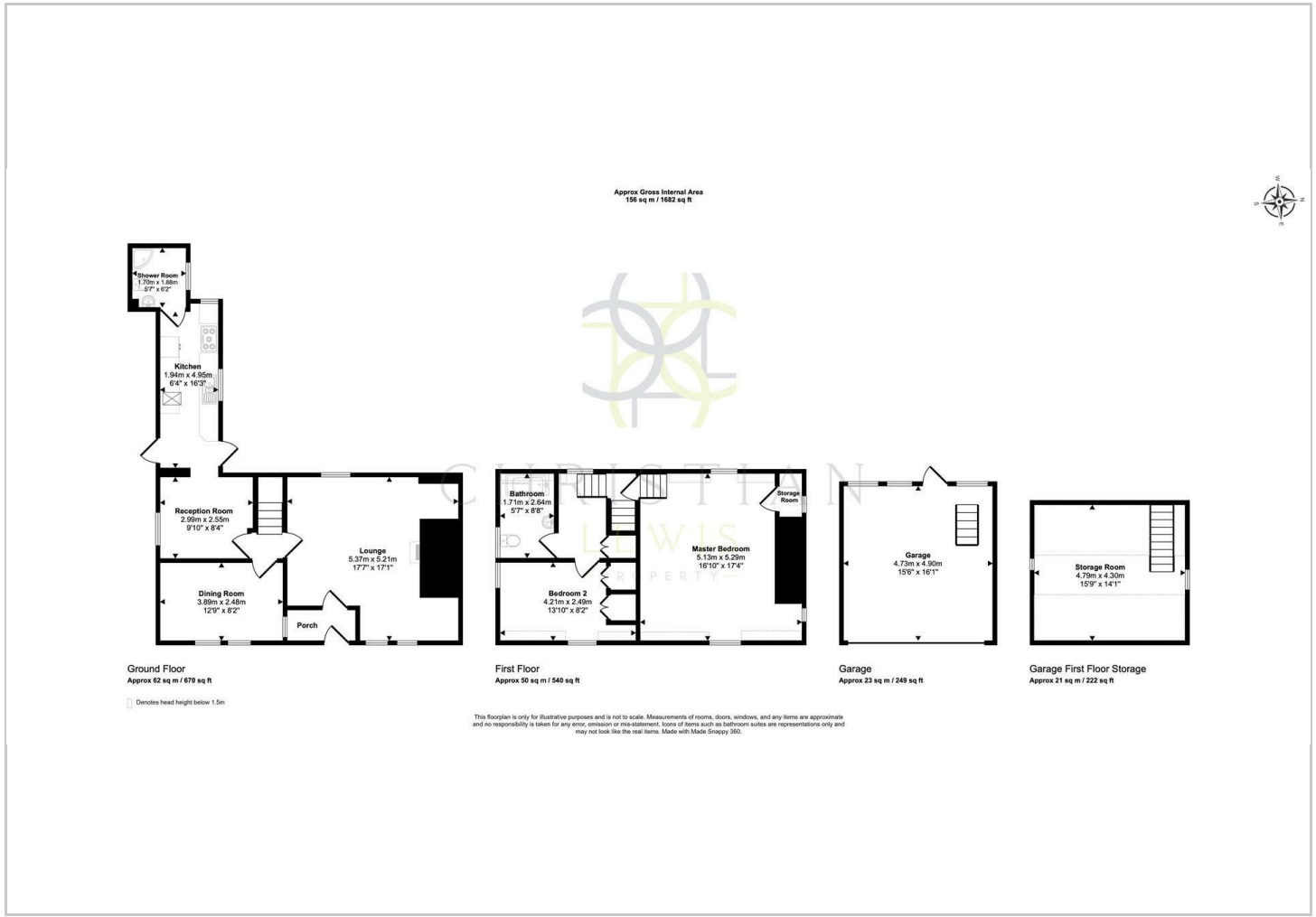








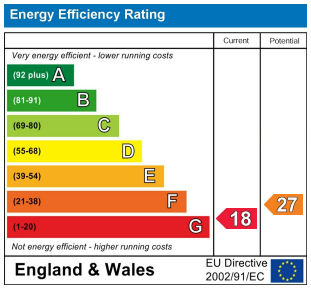
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Pershore Office on 01386 555368
if you wish to arrange a viewing appointment for this property or require further information.

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.

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