



Allan Morris
estate agents

**Phepson, Droitwich,
Worcestershire.**

**Bottom Barn, Phepson Farm, Phepson,
Droitwich, Worcestershire. WR9 7JZ**

Features

- Village Location
- Detached Barn Conversion
- 2/3 Bedrooms (2 En-Suites)
- Superb Beamed and Vaulted Dining Hall
- Gardens and Parking
- NO ONWARD CHAIN

'Bottom Barn' is a 2/3 bedroom detached Barn Conversion, situated within the hamlet of Phepson, with easy access back to Crowle, Worcester and Droitwich, local amenities and major transport links.

Accommodation briefly comprises: Side Entrance Hall, downstairs Cloakroom, Kitchen, superb beamed and vaulted Dining Hall, Sitting Room with wood burner. Two separate staircases access initially Master Bedroom with En-Suite Bathroom, further Bedroom and Bedroom 3/Office (one with En-Suite Shower Room).

Outside: Ample parking and to the rear a beautifully maintained lawned garden, with separate area for vegetable produce, etc., a large entertaining patio and hard standing for a shed.

AGENTS NOTE:

The property is marketed with a S106 Live-Work requirement. For more information please call the Office.





Directions:

From Worcester City centre proceed south west along the A44 London Road, proceeding straight over the first roundabout and at the second roundabout turn left onto Swinesherd Way A4440. Continue straight over the first roundabout and turn right at the second roundabout onto the B4636, signposted to Crowle. Continue straight over the second roundabout for approximately one mile and after the sharp left hand bend take the turning on the right, signposted Crowle and Himbleton. Continue straight on past the turning on the right to the village centre and continue up the Old Turnpike Road. Continue out of the village onto 'Littlebrook' before arriving in the hamlet of Phepson. Turn left at 'Phepson Farm', where Bottom Barn can be located on the right hand side, as indicated by our For Sale board.

WAM 6712

Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: E





Ground Floor
Approx. 66.3 sq. metres (713.8 sq. feet)



First Floor
Approx. 45.0 sq. metres (484.1 sq. feet)



Total area: approx. 111.3 sq. metres (1197.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

KITCHEN:
15'5" x 8'10"

SIDE HALL:
8'0" x 6'3"

DINING HALL:
16'4" x 14'9"

SITTING ROOM:
15'11" x 15'7"

LANDING STUDY AREA:
8'0" x 3'10"

BEDROOM 1:
15'5" x 9'8" maximum

EN-SUITE BATHROOM:
6'1" x 6'1"

BEDROOM 2:
9'7" x 9'6"

EN-SUITE SHOWER ROOM:
6'3" x 6'0"

BEDROOM 3 / OFFICE:
12'3" x 6'2"

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

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