

**3 Lineage Court
Burford
Tenbury Wells
Worcs
WR15 8HD**

Offers in the region of £460,000 Freehold

**MARY STONE
PROPERTIES**



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Lineage Court is a small development of barns originally built in the 1700's, the developer sympathetically converted the barns in 2003 to a very high standard and has retained many original beams and features. This property has been beautifully maintained and is located close to the bustling market town of Tenbury Wells.

3 Lineage Court has a gated entrance, detached double garage/workshop, pretty gardens with numerous private seating areas and good sized gravelled driveway parking. Accommodation consists of a country style kitchen/breakfast room, entrance hall/diner, downstairs cloakroom, living room with a log burning stove, generous study and on the first floor there are three double bedrooms with a mezzanine reaching into the hop kiln itself, one ensuite shower room and a family bathroom.

Entrance Dining Hall 16' 5" x 19' 0" (5m x 5.8m *inc stairs*)

generous entry hall and dining area with space for a dining table and chairs, double patio doors lead to the rear gardens, useful understairs coat cupboard with a Worcester mains gas central heating boiler, two radiators, wooden flooring and stairs rise to the first floor

Kitchen/Breakfast Room 16' 1" x 9' 6" (4.9m x 2.9m)

farm house style kitchen with granite work tops and tiled splash back, integrated double oven, gas hob and chimney style extractor over, one and a half bowl stainless steel sink and drainer, door opens to the rear patio, space for table and chairs, radiator and tiled flooring

Living Room 16' 5" x 18' 1" (5m x 5.5m)

a log burning stove sits on a tile hearth with a feature brick surround, exposed beams, dual aspect windows, fitted carpet, telephone point, tv point, wall lights and two radiators

Cloakroom

white wc, glass bowl vanity basin and mono tap, extractor, radiator

Study 14' 9" x 13' 1" (4.5m x 4m)

fitted carpet, radiator, exposed beams and a door leads to the rear patio area

First Floor Landing

having a fitted carpet, steps up to the bathroom and built in cupboards

Bedroom One 14' 9" x 13' 1" (4.5m x 4m)

double bedroom with built in wardrobes and a cupboard, radiator, stairs lead up to the mezzanine area

Mezzanine 15' 1" x 7' 7" (4.6m x 2.3m)

having a vaulted ceiling into the hop kiln itself this area has numerous uses such as an additional office area, guest accommodation or a dressing area

Bedroom Two 8' 2" x 14' 9" (2.5m x 4.5m)

double bedroom with a fitted carpet and exposed beams, two built in wardrobes, dual aspect windows, radiator

Ensuite 8' 2" x 3' 7" (2.5m x 1.1m)

white wc, vanity wash basin, shower enclosure with a thermostatic shower, extractor, radiator

Bedroom Three 16' 5" x 8' 10" (5m x 2.7m)

steps lead up to a generous room with a fitted carpet, exposed beams, dual aspect windows and a radiator

Bathroom 6' 3" x 9' 6" (1.9m x 2.9m)

white suite comprised of wc, vanity wash basin, bath, separate shower enclosure with a thermostatic shower, extractor, radiator

Double Garage 18' 8" x 16' 1" (5.7m x 4.9m)

having generous over head storage, power points, lighting and an electric remote controlled roller door

Outside

a gated entrance leads to a block paved driveway having ample parking with a turning area. the pretty gardens are very well maintained with established flower beds and lawned area. There is a good sized patio area to the rear of the property with numerous seating areas to be found in the gardens. Outside tap, bin store and a wood store

(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



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1928 sq.ft. (179.2 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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