



THE OLD POST OFFICE
Birlingham | Worcestershire | WR10 3AB

HUGHES **HS** SEALEY

Welcome to... THE OLD POST OFFICE

Welcome to The Old Post Office, a wonderful Grade II listed, part thatched, semi detached cottage, located in the heart of this exceptionally sought after village. Beautifully presented and full of the charm and character one would expect from a property of this period, the home benefits from a wealth of accommodation arranged over the two floors and is further complimented by driveway parking for multiple vehicles and a mature, enclosed and private garden therefore, it is because of the above, that viewing of this super home is a must. Internally, this 17th century cottage enjoys a wealth of accommodation with the ground floor enjoying an entrance porch that leads into a welcoming entrance hall. From here access is gained to the cloakroom and the living room. The living room is a wonderful space, with a log burning stove inset to the impressive inglenook fireplace, creating a super focal point to the room. To the head of the living room, windows overlook the mature garden whilst a full-length glazed door leads onto the rear terrace.

The living room is open to the dining area, which is a lovely size and where a six-eight seater table and chairs would sit comfortably.

The final door from the living room leads through to the kitchen/breakfast room.

The kitchen/breakfast room enjoys a wealth of fitted units which sit alongside a host of integrated appliances to include the range cooker. There is space for a four-seater table and chairs, and windows to the front elevation overlook the current owner's vegetable garden

A door from the kitchen leads through to the boot room which in turn provides access to the front driveway.

Upstairs the spacious landing leads to three lovely bedrooms, with the two larger rooms overlooking the rear garden.

The upstairs is completed by a modern, three-piece family bathroom, that benefits from his and hers sink units.









Explore outside... THE OLD POST OFFICE

To the front of the property is a driveway that allows off road parking for two-three cars. From the driveway a gate leads through to the "kitchen garden" which is allocated for the growing of vegetables, fruit and herbs. To the rear is a lovely, mature and private garden offering lawns, established beds and a wealth of trees and shrubs.

LOCATION

The Old Post Office is situated in the heart of Birlingham, just outside the historic town of Pershore. The location enjoys beautiful open rural scenes and commands an impressive aspect from all sides.

The village features the church of St James the Great, The Swan Inn, Birlingham cricket club and a vibrant village hall. Day-to-day shopping is found in Bredon which is approx. 6 miles away, regional shopping is found in Pershore and Tewkesbury with more comprehensive regional shopping in Worcester, Malvern and Cheltenham.

There are notable schools in the area: The King's School, Worcester; The Royal Grammar School, Worcester; Bredon School, The King's School, Gloucester; and Cheltenham College are but a few.

There are mainline train stations in Tewkesbury, Worcester City, Worcester Parkway, Cheltenham and Gloucester. All of which have direct routes to London Paddington (approx. 2.15 minutes). The M5 motorway is a modest commute away, providing direct access to The Midlands, Bristol and the South West.

KEY FEATURES

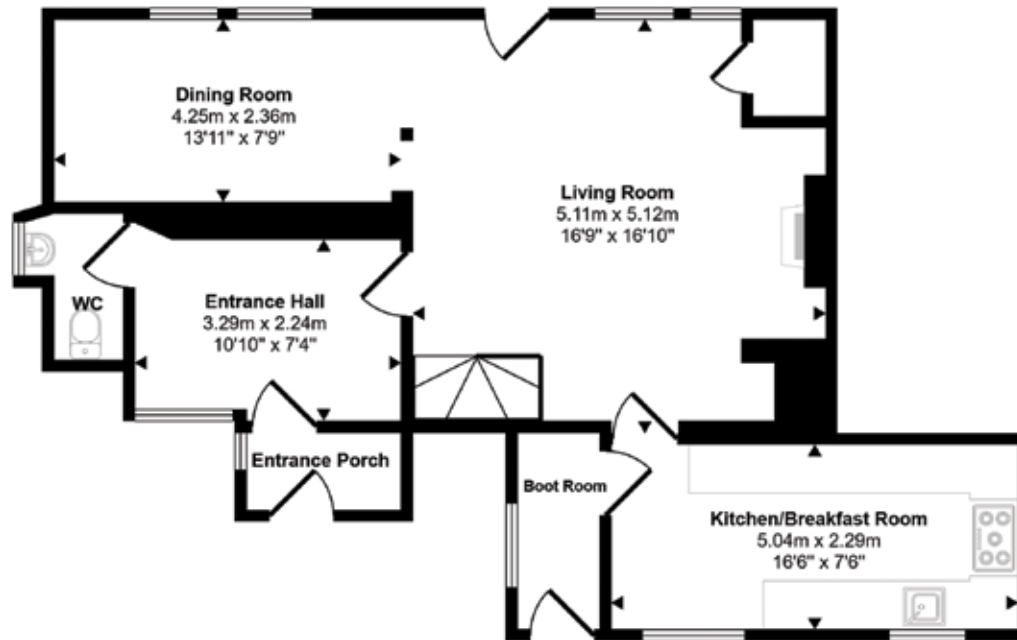
- A stunning, 17th century, Grade II listed, semi detached part thatch cottage
- Beautifully presented and full of charm and character; the home sits in the heart of the village
- Externally to the front of the property is driveway parking for two-three vehicles
- The property enjoys a large, mature garden featuring a paved terrace, lawns and vegetable garden
- Internally the home enjoys an entrance porch, leading to the entrance hall and WC
- Two formal reception rooms, living room with open fireplace inset to an inglenook
- Ground floor is completed by the kitchen/breakfast room and adjoining boot room
- Upstairs, the property enjoys three bedrooms, two lovely double rooms and a sizeable single room
- The property's accommodation is completed by the three-piece, family bathroom
- A property that must be viewed to be fully appreciated

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: WR10 3AB. Upon arrival, the property can be identified by our For Sale sign.

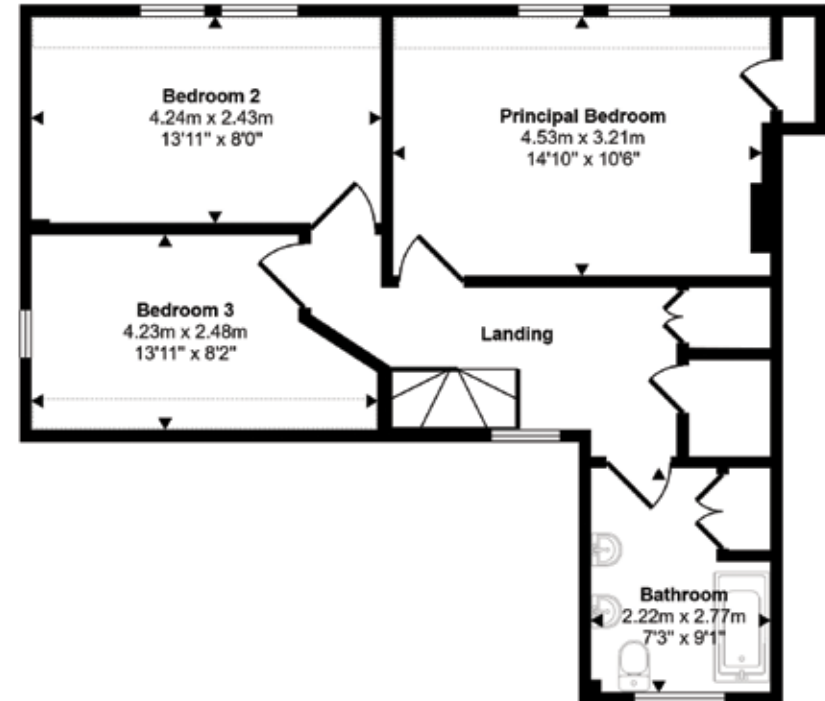


Approx Gross Internal Area
119 sq m / 1277 sq ft



Ground Floor
Approx 65 sq m / 695 sq ft

 Denotes head height below 1.5m



First Floor
Approx 54 sq m / 581 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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