



MOAT FARM
Persore Road | Earls Croome | WR8 9DH

HUGHES **HS** SEALEY

Welcome to... MOAT FARM

Welcome to Moat Farm, a wonderful three double bedroom detached black and white cottage that is offered for sale with no onward chain, located in this highly sought after village. Furthermore, the property has the added benefit of an attached, two-bedroom, red brick cottage, ideal as an annex for those who are looking for multi generation living or even as an investment by way of a rental property or holiday let. Sat within grounds of 0.6 acre and enjoying sensational open views over the Croome Court land, this is a property that comes with a high recommendation to view. Accessed via a private driveway that leads to Moat Farm and one other neighbouring property, this allows access to the parking area for the

property, where one can comfortably park 4-5 vehicles. Internally the property benefits from three formal reception rooms which includes a spacious living room, a formal dining area and the study, which is an extension of the original property and due to its size, could quite easily become an ideal family/playroom if required. Completing the ground floor is a modern kitchen/breakfast room, which enjoys an array of fitted units which sit alongside a host of integrated appliances, a spacious utility room, a cloakroom and finally a large conservatory which is accessed from French doors in the living room and which enjoys super views across the very private garden.

Upstairs are three double bedrooms, all of which enjoy views over the garden or the neighbouring fields. The principal bedroom has fitted wardrobes and benefits from a three-piece, en suite shower room. Completing the main property's accommodation is the family bathroom. Externally the property enjoys mature grounds which are predominantly laid to lawn. There are a wealth of mature trees and shrubs dotted throughout the garden and the bottom half of the garden has a separate five bar gated access. The garden enjoys a high degree of privacy and is encased by grounds owned by the Croome Estate, which are either grazed or left to grow so that a hay can be produced.











The Annex

The annex, which is completely self-contained and has its own council tax band, boasts accommodation across two floors with the ground floor enjoying a modern fitted kitchen, complete with an array of integrated appliances and finally a good-sized living room. Upstairs, are two bedrooms, one double bedroom and a further single bedroom. Finally, and completing the accommodation for the annex, is a three-piece bathroom.



Explore outside... MOAT FARM

Earls Croome is a sought-after village offering a friendly community atmosphere and easy access to amenities. The nearby towns of Upton-upon-Severn and Malvern provide a range of independent shops, pubs, and cafés, while excellent schooling options and convenient road links to Worcester, the M5 and M50 make it an ideal location for both commuters and countryside lovers alike. Surrounded by beautiful Worcestershire landscapes and walking routes, this location combines rural tranquillity with day-to-day convenience.

KEY FEATURES

- A wonderful, three-bedroom black and white detached cottage, offered for sale with no onward chain
- Attached to the main house, is a self-contained, two-bedroom annex
- Sat in mature gardens that encase the property with the grounds being circa 0.6 acre
- Enjoying sensational open views to all aspects of the property

- The main home enjoys three formal reception rooms: living room, dining Room and study
- Further rooms include a kitchen/breakfast room, cloakroom, utility and conservatory
- To the 1st floor in the main house are three double bedrooms, one being en suite, plus family bathroom
- The annex enjoys a modern kitchen and living room to the ground floor
- Upstairs in the annex are two bedrooms and a bathroom
- Internal viewings recommended

DIRECTIONS

To locate the property please enter the following postcode into your sat nav system: WR8 9DH. The property is situated just off the A4104 just past the turn for Earls Croome village. The farmhouse is accessed via a dedicated track leading across open fields to two private properties, with the first property being Moat Farm.



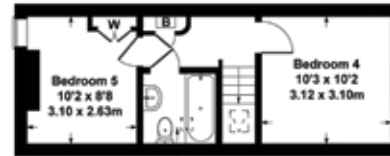




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	35 F

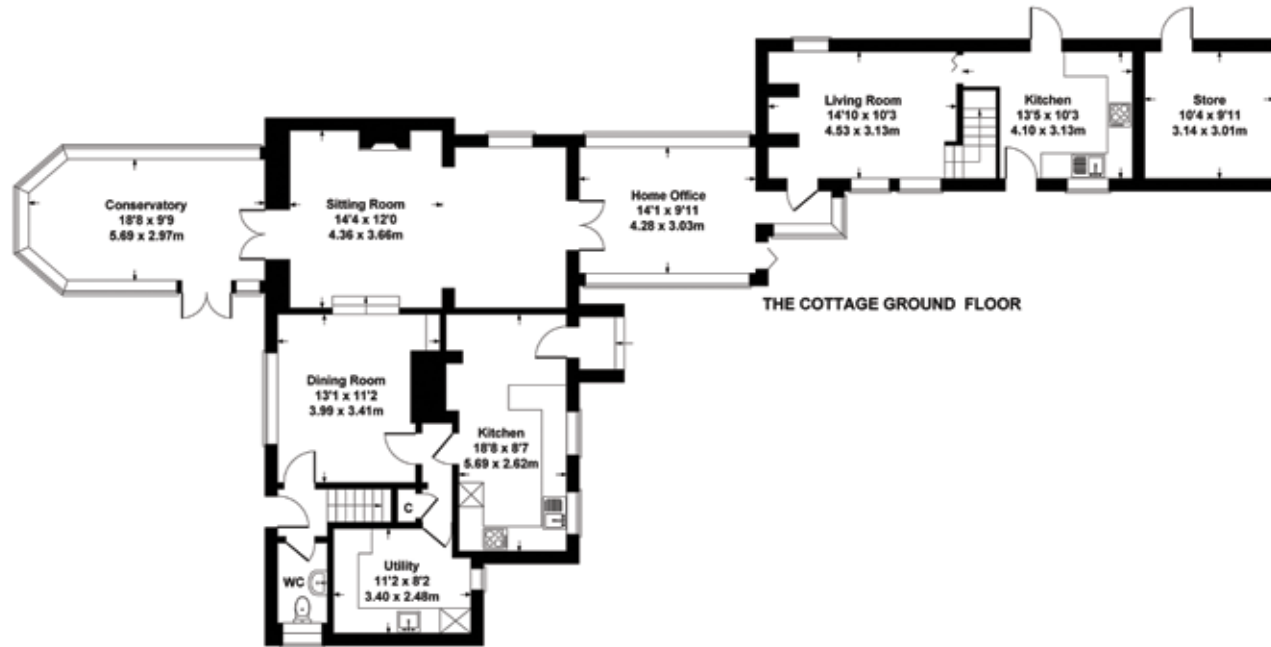
Moat Farm

Approximate Gross Internal Area
2680 sq ft - 249 sq m



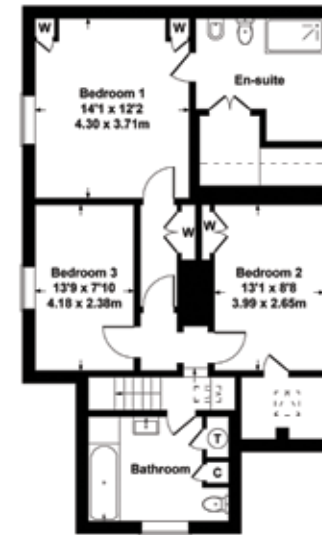
THE COTTAGE FIRST FLOOR

Reduced Head Height Below 1.5m



GROUND FLOOR

THE COTTAGE GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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