



Allan Morris
estate agents

**Church Lane, Norton,
Worcester.**

Wilmores House, Church Lane, Norton, Worcester. WR5 2PS

Features:

6 Bedroom spacious detached family home with flexible accommodation

Large mature garden

Outbuildings

3 En-Suites and 3 balconies

Ample parking and garaging

A superb spacious six bedroom family property, offering flexible accommodation, situated within this sought after location with beautiful gardens.

Accommodation briefly comprising: Entrance Hall, Cloakroom, large Sitting Room with wood burner, Dining Room, Kitchen/Breakfast Room, Utility, Snug, 2nd Sitting Room and Conservatory. Further accommodation includes Laundry Room and internal access to Garaging. On the first floor: Master Bedroom with En-Suite and balcony to rear, five further double Bedrooms, two with balconies and three En-suites (one Jack & Jill) and Family Bathroom.

Outside:

There is a large driveway and access to double Garaging. To the rear is an extensive, mature garden with various trees, shrubs and borders, large lawned area and ornamental pond. To the far end is an additional garden ideal for vegetable produce, etc and stunning views towards the Malvern Hills. Additionally there are outbuildings (previously stables), multi-purpose with usage ideal for storage or office space.





LOCATION:

'Wilmores House' is situated within the sought after area of Norton, which has a vibrant Village Hall with various clubs to attend and St. Peter's Garden Centre close by.

Worcestershire Parkway Railway Station is close by, together with major transport links and easy access into Worcester City centre.



DIRECTIONS:

From Worcester City centre take the A38 Bath Road in a southerly direction and proceed to the outskirts of the City. At the traffic island, just past the Ketch Public House, take the first exit onto the A4440, signposted to the M5. At the next traffic island take the third exit to Norton Road, then at the next roundabout take a left hand turn. Continue along the road, which becomes Church Lane, where 'Wilmores House' will be found on the right hand side, as indicated by our For Sale board.





USEFUL INFORMATION:

EPC Rating: F

Tenure: FREEHOLD

Council Tax Band: G

WAM 7478



Outbuilding measurements:

Tack Room/Workshop: 11'5" x 5'10"

Stable 1: 11'1" x 8'10"

Stable 2: 11'1" x 9'2"

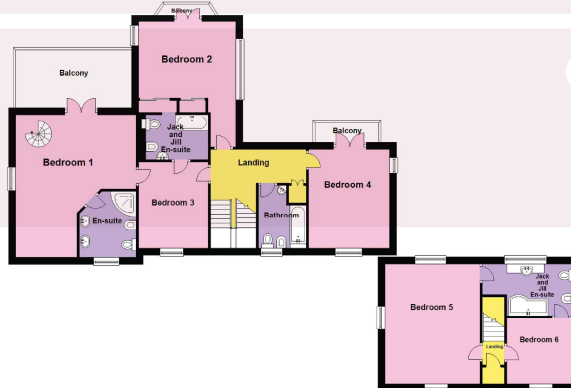
Stable 3/Wood Store: 11'5" x 6'2"



Ground Floor
Approx. 219.2 sq. metres (2002.5 sq. feet)



First Floor
Approx. 142.2 sq. metres (1528.8 sq. feet)



Total area: approx. 361.4 sq. metres (3889.0 sq. feet)

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Floorplan & Measurements:

Kitchen/Breakfast Room: 17'0" x 9'6"

Utility Room: 9'10" x 6'6"

Snug: 12'5" x 10'9"

Sitting Room: 18'0" x 17'0"

Dining Room: 21'7" x 14'1"

2nd Sitting Room: 14'5" x 11'9"

Conservatory: 16'4" x 10'5"

Master Bedroom: 18'8" x 16'4" maximum

En-suite Shower Room: 7'10" x 7'10"

Bedroom: 14'1" x 11'9"

Bedroom: 12'1" x 9'10"

En-suite Bathroom (Jack & Jill): 10'5" x 5'6"

Bedroom: 17'8" x 14'1"

Laundry Room: 9'10" x 9'10"

Bedroom 1: 16'4" x 13'1"

En-Suite Bathroom: 13'1" x 7'2"

Bedroom 2: 9'6" x 9'2"

Double Garage: 17'0" x 16'4"

Workshop: 9'6" x 6'6"

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 our 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 advised to verify all the dimensions carefully. Fixtures & 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.

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