



For Sale
Mount Pleasant Grange, Mount Pleasant Lane,
Stourport on Severn, Worcestershire, DY13 9SU

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

Doorbars

Established -1897

Immaculately presented, elevated 3-bedroom Detached Bungalow, with 1-bedroom Detached Annex, a modern portal framed Barn and 2.21 ha/ 5.47 acres of pastureland to the south of the property, all set in 6.33 acres / 2.56 ha.

SITUATION

Mount Pleasant Grange is situated off a single track, which leads to the main A449 trunk road between Worcester and Kidderminster, near to the Mitre Oak island.

DESCRIPTION

Mount Pleasant Grange is a detached bungalow set in a secluded rural location, of red brick-built construction set within its own gardens (0.86 acres) along with a modern, general-purpose building and 5.47 acres / 2.21 ha of pastureland.

The property is accessed through a gated entrance leading to a large gravel parking and turning circle and beyond, are impressive lawned and shrubbed gardens with the property enjoying unhindered views over Worcestershire countryside.

The bungalow **accommodation** comprises:

Front Door and Spacious Hallway

Kitchen (6.10m x 4.00m) with fitted wooden base units and wall cupboards incorporating 1½ sink and drainer with roll top worktops, built-in dishwasher and double oven with gas hob, plumbing for automatic washing machine, quarry tiled floor and glass display cabinets.

Rear Hall and Utility with tiled floor, washing machine point, Worcester Bosch boiler, sink and drainer, cupboard.

Cloakroom with WC.

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Dining Room (3.60m x 3.55m) Single radiator, carpet floor and door leading to:

Sitting Room (3.90m x 6.40m) Feature brick surround fireplace, tiled hearth and natural timber mantel. Patio doors leading to patio.

Farm Office (1.17m x 3.17m).

Airing Cupboard

Double Bedroom (3.60m x 5.00m) with built-in wardrobe.

En Suite with WC, wash hand basin and shower cubicle, tiled elevation and tiled floor.

Family Bathroom with corner bath, WC, wash hand basin, shower cubicle, tiled elevation and tiled floor.

Single Bedroom (2.75m x 4.05m) with built-in wardrobes.

Double Bedroom (4.20m x 3.02m) with built-in wardrobes.

One Bedroom Annex comprising:

Kitchen/Lounge Area (4.92 x 5.66) with wall mounted and base units, roll top work surfaces with sink drainer, oven, 4-ring hob and wood laminated floor. Mistral boiler.

Bathroom with WC, wash hand basin and power shower cubicle.

On the First Floor:

Bedroom (4.87m x 2.80m) with timber and laminated floor.

Modern Portal Framed Barn (209m² / 2,251 sq.ft.)

Steel portal framed building with a box profile steel sheeted roof and elevations with a concrete floor and concrete panelled walling.

LAND

The pasture field lying to the south of Mount Pleasant Grange extends to 5.47 acres / 2.21 ha and is accessed through an existing gateway from Mount Pleasant Grange.

TENURE – Freehold with Vacant Possession on completion.

SERVICES – Mains water, electricity, private foul drainage and oil-fired heating.

LOCAL AUTHORITY – Wychavon District Council.

ENERGY PERFORMANCE CERTIFICATE (EPC) – Energy rating D.

COUNCIL TAX – Band F.

VIEWING - **Block Viewings by Appointment Only**

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CONTACT

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Money Laundering Regulations

Intending purchasers will be required to produce identification and proof of funding, in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017.

General

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