



Sycamore Apartment, High Street, Abbots Bromley, WS15 3BN





A deceptively spacious townhouse tucked away close to the centre the popular village of Abbots Bromley, benefitting from a stunning open plan dining kitchen, three double bedrooms plus study and landscaped gardens. Dating back to the 1800's and showcasing original character features, Sycamore Apartment offers well presented interiors briefly comprising spacious lounge, open plan dining & living kitchen, three double bedrooms, a refitted en suite, bathroom and study/fourth bedroom set to the upper floor. Outside, Sycamore has the advantage of private off road parking and a single garage, with a secluded landscaped garden set to the rear. Sycamore Apartment received a new boiler in 2018 is serviced by mains gas central heating and double glazing. An internal viewing is highly advised to appreciate the individuality and space offered.

The historic village of Abbots Bromley, best known for its annual Horn Dance, is a thriving village offering a much sought after rural lifestyle for families and couples alike centred around the attractive main street lined with character properties. The village is home to amenities including a Butchers, a general store, a highly regarded primary school, traditional pubs, doctors, church and village hall. The village has also recently been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times. For those looking for outdoor pursuits there are plenty of local walks and bike tours along with sailing and fishing, and the village is ideally located for commuters with local trunk roads A50 and A38 within easy reach.

- Deceptively Spacious Townhouse
- Wealth of Character & Space
- Lounge & Open Plan Dining Kitchen
- Three Double Bedrooms
- Study/Fourth Double Bedroom
- Refitted En Suite & Family Bathroom
- Off Road Parking & Garage
- Secluded Landscaped Garden
- Boardwalk Style Balcony Entrance
- Sought After Village Location with Excellent Schools & Commuter Routes

The gated entrance through the garden leads to an elevated 'boardwalk' style balcony which leads to the entrance door into:

#### Reception Hall

Having a character stained glass window, a fitted cupboard housing the Worcester combi boiler and doors leading into:

#### Spacious Lounge 5.50 x 3.77m (approx 18'0 x 12'4)

This light, open reception room extends to a generous size and features an exposed beam, built in storage, window to side, a further character stained glass window and a character brickwork fireplace

#### Open Plan Dining & Living Kitchen 8.03 x 3.46m (approx 26'4 x 11'4)

This contemporary space is fitted with a generous range of wall and base units housing an inset sink with side drainer and comprehensive integral appliances including Bosh combination oven, microwave, dishwasher, fridge, freezer, induction hob with extractor above, wine cooler and washing machine. There is ample space for living and dining areas and the kitchen has a box bay window to the front, a window to side and two Velux roof lights. A door leads opens out to the gardens







Doors from the **Hallway** lead into:

**Master Bedroom** 4.15 x 4.45m (approx 13'7 x 14'7)  
A spacious principal bedroom fitted with a range of wardrobes, drawers and a dressing table, with a window to rear, a feature period fireplace and a door to a further storage space. With private use of:

**Refitted En Suite** 2.97 x 1.48m (approx 9'8 x 4'1)  
Comprising vanity wash basin, WC and walk in shower, with an obscured window, tiled splash backs, a heated towel rail and under floor heating

**Bedroom Two** 4.19 x 4.04m (approx 13'9 x 13'2)  
Having feature fireplace, a window to the rear and access point to the fully insulated loft

**Bedroom Three** 3.44 x 3.97m (approx 11'3 x 13'0)  
Another double bedroom having a window to the rear and a walk in wardrobe with shelving and access to the loft

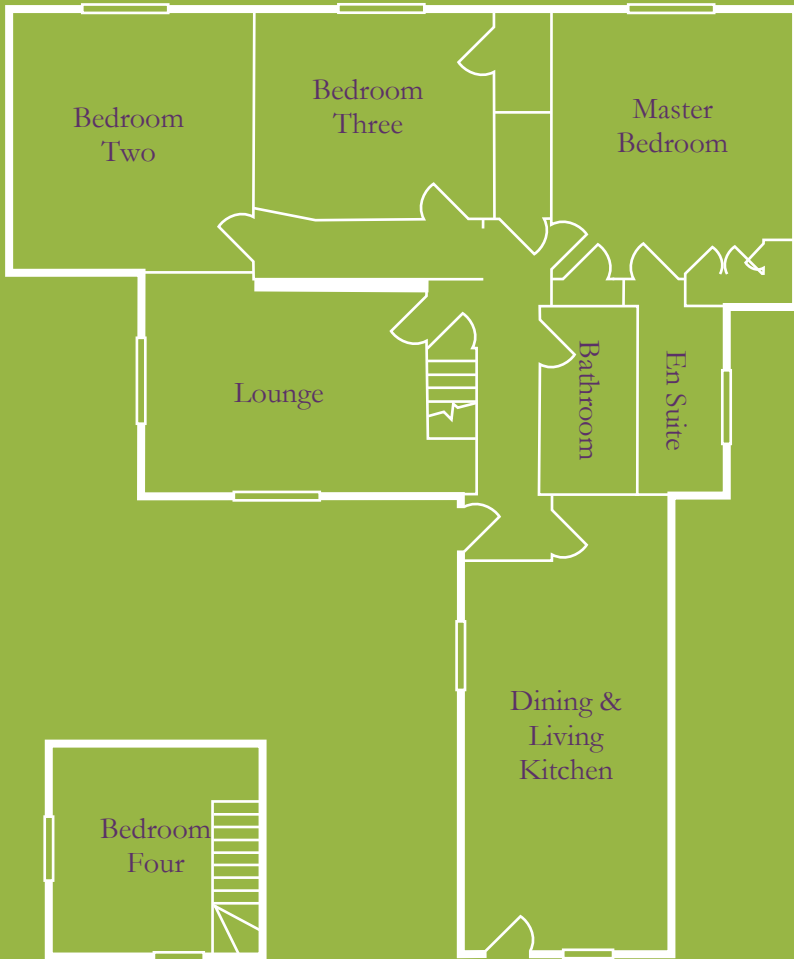
**Bed Four/Study** 3.53 x 3.50m (approx 11'7 x 11'5)  
From the hallway, a private door and stairway

give access to this useful additional reception room, study or fourth double bedroom, having windows to two sides

**Family Bathroom** 1.40 x 3.06m (approx 4'7 x 10'0)  
A white suite comprises pedestal wash basin, WC and panelled bathtub with overhead shower, having ceramic tiling to the splash backs







### Outside

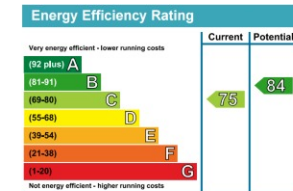
Sycamore occupies the first floor of an elegant Victorian property and is accessed via a lane to the side aspect leading to the property's private parking and:

**Single Garage** 2.73 x 5.19m (approx 8'1 x 17'0)

With up and over door to the front, power, lighting and ample storage space overhead

### Landscaped Gardens

From the driveway, gated access leads into the secluded garden, where there is a access into the kitchen and hallway. The rear garden is safely enclosed to all sides and is laid to railway sleeper edged borders, lawns, a slate paved terrace and mature hedging providing privacy



**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.