



The Old Post Office, High Street, Abbots Bromley, WS15 3BL

Nestled in the centre of charming Abbots Bromley is this individual character home converted from the former village post office, enjoying fully renovated interiors, four excellent double bedrooms and superb outside space including parking for a number of vehicles and extensive rear gardens. Set within walking distance of a superb array of amenities, The Old Post Office has been substantially upgraded and modernised throughout with additions to include new windows, a recently refitted kitchen and new bathroom suites, complete plastering and re-wiring throughout. The interiors showcase

A wealth of character and space and comprise briefly two reception rooms, refitted family dining kitchen, utility, boot room, cloakroom and shower room to the ground floor, with four double bedrooms set to the first floor serviced by a family bathroom. Outside are established south facing gardens and gated access to ample parking, and there is plenty of space to extend the parking further or potentially add a garage or car port.

The historical 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.

- Charming Character Village Home
- Wealth of Space Throughout
- Fully Renovated including Wiring, Plastering & Windows
- Two Spacious Reception Rooms
- Open Plan Family Dining Kitchen
- Boot Room, Utility & Rear Hallway
- Four Double Bedrooms
- Bathroom & Ground Floor Shower Room
- Generous South Facing Rear Gardens
- Brick Outbuildings
- Electric Gates to Ample Parking
- Popular Village Location
- Full Double Glazing
- Mains Gas Central Heating



Sitting Room 5.07 x 3.58m (approx 16'7 x 11'9)

The front door opens into this spacious reception room, having sash windows to the front aspect, exposed beams and a Villager gas fired stove set to tiled hearth with beam timber lintel taken from the exterior of the property

Inner Hall

With automatic lighting, staircase rising to the first floor and doors off into:

Open Plan Family Dining Kitchen 4.99 x 4.98m (approx 16'3 x 16'0)

This excellent open plan space offers windows with garden views to the rear and is formed by a recently upgraded kitchen with formal dining space. The refitted kitchen comprises a range of wall and base units with silver wood effect worktops over, housing inset ceramic one and a half sink with side drainer and integral appliances including dishwasher, fridge freezer, Stoves gas hob and Stoves oven. A central island provides a breakfast bar and further storage and the kitchen has tiled splash backs, exposed beams and a feature fireplace housing a traditional gas stove with beam lintel over. With doors into:

Lounge 5.53 x 3.56m (approx 18'1 x 11'8)

Another spacious reception room having sash window to the front, original exposed beams and a recently installed gas stove to the exposed brickwork fireplace

A door from the kitchen leads into this working utility and boot room area, comprising:

Cloakroom 1.47 x 1.44m (approx 4'10 x 4'8)

Currently set as a useful storage space

Utility 1.93 x 1.60m (approx 6'4 x 5'2)

A fitted worktops houses space for a washing machine and tumble dryer and the Worcester mains gas boiler is housed in here

Boot Room 3.08 x 2.02m (approx 10'1 x 6'7)

Having window to the rear, this useful space has a vaulted ceiling and door opening out to the gardens

Shower Room 2.43 x 1.53m (approx 7'11 x 5'0)

Doubling as a Guests WC this ground floor shower room comprises a modern suite fitted with pedestal wash basin, low level WC and shower cubicle, with half tiling to walls, tiled flooring and a heated towel rail



First Floor Landing

A spacious landing having window to the rear with and loft access point. Doors into:

Master Bedroom 5.69 x 3.58m (approx 18'7 x 11'8)

A generous double room having window to the front and a range of fitted wardrobes

Bedroom Two 5.29 x 2.66m (approx 17'4 x 8'8)

Having window to the rear

Bedroom Three 3.75 x 3.73m (approx 12'3 x 12'2)

With window to the front aspect

Bedroom Four 3.72 x 3.04m (approx 12'2 x 9'11)

Having window to the front

Bathroom 3.60 x 2.47m (approx 11'9 x 8'1)

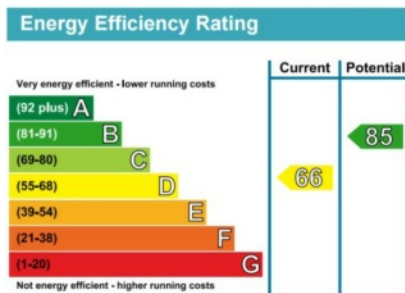
Fitted with a modern suite comprising pedestal wash basin, low level WC and double ended bathtub, with an obscured window to the rear, half tiling to walls and a heated towel rail

Lower Ground Floor Cellar

Stairs leads down from the Inner Hall to the cellar, comprising of two storage rooms:

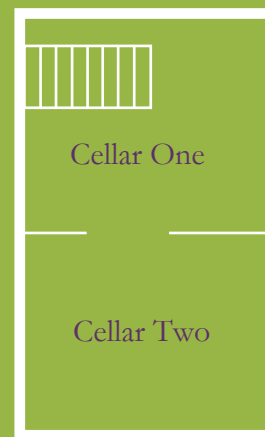
Room One 3.23 x 2.44m (approx 10'7 x 8'0)

Room Two 3.22 x 2.28m (approx 10'6 x 7'5)











Outside

Leading from Marcia Rice Court, double electric gates open into a generous driveway providing parking for a number of vehicles and access into:

South Facing Gardens

Extensive and mature gardens extend to the rear, laid to a block paved patio with ornamental pond leading onto established lawns edged with stocked borders serviced by an automated watering system. There is a greenhouse as separate negotiation in the sale and raised beds to the top of the garden offer space for a vegetable plot. There is a timber outbuilding providing storage and the garden offers the possibility to extend the parking area further or to add a garage/car port (STPP). A paved terrace next to the cottage houses a hot tub with canopy above which is included in the sale and the terrace extends to the side of the property where gated access leads out to the front

A brick **Outbuilding** 3.85 x 3.35m (approx 12'7 x 10'11), formerly the sorting office for the post office, provides ample storage space, and there is a useful **Gardeners WC**



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 or 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.