



## Trimpley Green Barn, Trimpley, Bewdley, DY12 1NR

A unique and stunning barn conversion, recently completed to a high specification. Situated in the extremely popular rural hamlet of Trimpley, with far reaching views towards the Malvern Hills, Abberley Hills, Wyre Forest and Cleve Hills. A wealth of exposed timbers and hardwood double glazed doors and windows throughout add to the following open plan, contemporary and versatile accommodation: breakfast kitchen, utility room, downstairs shower room, reception rooms, inner hall with access to gallery area and cloakroom. Four bedrooms with family bathroom and ensuite shower room to master bedroom. Oil fired central heating with underfloor heating throughout the ground floor. The property is accessed via electric gates with sweeping tarmacadam driveway leading to carports and outbuildings. The property offers approximately 2,845 sq ft gross internal area and occupies a plot of around 0.575 acres (0.232 ha) with an additional 1.5 acre (0.607 ha) paddock adjoining. Freehold. A "must see" property that is also ideally located for accessing a wide range of local amenities including Habberley Valley, Mercure Hotel, leisure and sports facilities, Trimpley Reservoir and Bewdley Pines Golf Club so viewing is highly recommended. EPC=C.





### Ground Floor

The windows and doors are hardwood double glazed throughout. The ground floor benefits from underfloor heating which is controlled by numerous digital panels in most rooms.

### Reception Hall

Double glazed timber door and side windows to patio area. Laminate style flooring. Staircase to first floor.

### Cloakroom

Low flush w.c., vanity wash basin.

### Reception Room

**9.03m x 4.56m min (29'8" x 15'0" min)**

Double glazed timber arched door and window. Exposed beams. Stairs to first floor.

### Reception Room

**5.15m x 4.21m (16'11" x 13'10")**

Glazed timber double doors from inner hall. Double glazed timber French doors leading onto paved patio area. Two double glazed timber windows. Exposed timbers.

### Gallery

**14.92m x 1.39m min (48'11" x 4'7" min)**

Four double glazed timber windows providing stunning rural views. Double glazed timber doors.

### Breakfast Kitchen

**8.82m x 4.19m (28'11" x 13'9")**

Two sets of bi-fold double glazed timber doors opening onto paved patio area. Double glazed timber window. Fitted range of cream Shaker style wall and floor units with laminate wooden worktops, incorporating; stainless steel, 1 ½ bowl single drainer, sink unit. Two built in 'Lamona' electric ovens with ceramic hob and extractor hood over. Integrated appliances including; fridge, freezer and dishwasher. Part tiled walls. Tiled floor.

### Utility Room

**4.52m x 2.37m (14'10" x 7'9")**

Double glazed timber window. Fitted range of cream Shaker style wall and floor units with laminate wooden worktops, incorporating; stainless steel, single drainer, sink unit. 'Worcester Greenstar' oil fired central heating boiler. Plumbing for automatic washing machine. Part tiled walls. Tiled floor. Built in airing cupboard with hot water tank and underfloor heating controls.

### Downstairs Shower Room

Double glazed timber window. Suite comprising; low flush w.c., pedestal wash basin, Walk in shower with glass screen and 'Mira'

shower. Fully tiled walls, tiled floor. Chrome heated towel rail.

### Bedroom Four

**4.58m x 4.68m (15'0" x 15'4")**

Double glazed timber window.

### First Floor

Please note: there are areas of restricted headroom.

### Master Bedroom

**3.94m min x 4.71m (12'11" min x 15'5")**

'Velux' roof light. Exposed beams. Radiator.

Ensuite shower room comprising; 'Velux' roof light. Low flush w.c., pedestal wash basin, corner shower cubicle with 'Mira' shower. Tiled floor. Radiator.

### Gallery Landing

Oak staircase. Exposed beams. 'Velux' roof light.

### Bedroom Two

**5.13m x 4.58m (16'10" x 15'0")**

Two 'Velux' roof lights. Exposed beams. Two radiators.

### Bedroom Three

**5.39m x 3.98m (17'8" x 13'1")**

Two 'Velux' roof lights. Double glazed timber window. Exposed beams. Radiator.

### Bathroom

'Velux' roof light. Suite comprising; low flush w.c., pedestal wash basin, corner shower cubicle with 'Mira' shower. Tiled floor. Exposed beams. Extractor fan. Radiator.

### Outside

The property is approached via electric gates with a sweeping Tarmac driveway leading to two carports. Level lawns surround the property with Indian Stone paved patio areas. Outside lighting around the property with electric points and outside tap. A newly planted Beech hedge screens the road with post and rail fencing separating the garden from the adjoining paddock.

### Carport

**4.89m x 3.69m (16'1" x 12'1")**

### Carport

**4.29m x 3.77m (14'1" x 12'4")**

### Garden Store

**4.77m x 3.78m (15'8" x 12'5")**

Double glazed timber window. Power points and lighting. Wash hand basin with instant hot water heater. Low flush w.c.

### Store

**4.13m x 7.79m (13'7" x 25'7")**

Double timber doors. Two double glazed timber windows. Power and lighting.

### Tenure and Possession

Freehold with vacant possession upon completion.

### Services

Mains water and electricity are connected. There is a new private drainage system. Oil fired heating system. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate.

### Viewing

By prior appointment with Doolittle & Dalley 01562 821600

**Reference: rdh.bs.22.09.16**

### Money Laundering Regulations 2003

We are governed by the Anti-money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

### Misrepresentation Act

Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-

1. These particulars do not constitute, or constitute any part, of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.

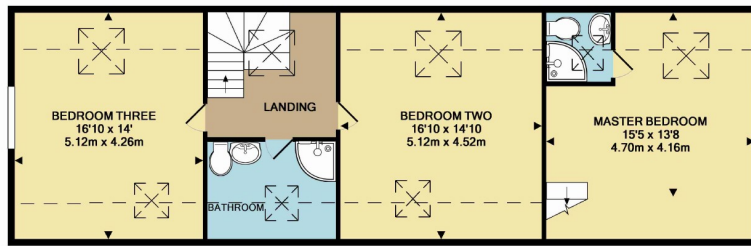
### Valuation Advice

If you have a property to sell we can provide you with a Free Market Appraisal and marketing advice without any obligation.









GROUND FLOOR  
APPROX. FLOOR  
AREA 1941 SQ.FT.  
(180.3 SQ.M.)  
TOTAL APPROX. FLOOR AREA 2845 SQ.FT. (264.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Performance Certificate



Trimpley Green Barn, Rrimpley, BEWDLEY, DY12 1NS

Dwelling type: Detached house  
Date of assessment: 18 August 2016  
Date of certificate: 18 August 2016  
Reference number: 0342-2868-7883-9796-6165  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 265 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

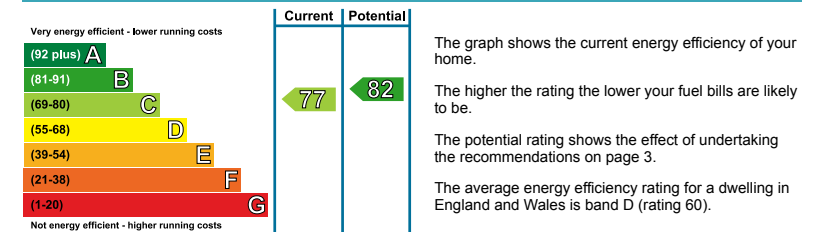
Estimated energy costs of dwelling for 3 years:	£ 3,069
Over 3 years you could save	£ 159

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 384 over 3 years	£ 384 over 3 years	
Heating	£ 2,283 over 3 years	£ 2,295 over 3 years	
Hot Water	£ 402 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 3,069</b>	<b>£ 2,910</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Solar water heating	£4,000 - £6,000	£ 159	✓
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 825	✓

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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# Doolittle & Dalley.

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