



NIKKI HOMES
PROPERTY CONSULTANTS

Pear Tree House, Pebworth Road, Ullington, Evesham

£1,050,000

5 bedroom detached house for sale | Freehold

Pear Tree House, a stunning country house dating back to the early 1900s and having been extended in 2013 to create a home perfect for a family wanting rural living and being offered with no onward chain.

Ullington is a hamlet situated on the edge of Worcestershire and the Cotswolds whilst giving superb access to the likes of Stratford-Upon-Avon, Evesham and Broadway. The local station of Honeybourne offers a rail link to London Paddington whilst for those who work from, an array of country walks bless the immediate area.

The property itself offers total privacy and many of the current owners friends and family have commented on its unknowing existence, despite driving past the property on several occasions and this is complimented by a private and secure entrance through the electric gates to front.

Positioned to the front of it's 1.2 acre plot, Pear Tree House offers ample parking to the front with space for several vehicles along with a farmhouse gate giving access to the stables and garden.

On entering the property the hallway offers access to a cosy living room through snug with multi fuel log burners at either end. A spacious kitchen / dining room provides ample storage and worktop space along with a stunning electrical AGA before leading onto a boot room, utility and shower room that's perfect for those days returning from your countryside walks.

The first floor comprises; four double bedrooms and a further single with a master bedroom that boasts exposed beams, juliette balcony with pleasing views, dressing area and en-suite. A modernised shower room services the remaining four bedrooms.

The grounds are completely private with several spots to suit different times of the day, wrapping around the house. Surrounded by a mixture of mature tree line, shrubbery and secure fencing; if you're looking for a home with land then this is a place to be. Also benefiting from two insulated offices within the grounds, ideal for those who work from home.

A further bonus with this home is the stables. Having been used by the previous owners as equestrian outbuilding, there are a total of three standard and two large stables with tack room, utility and single garage. This incredible space offers multiple usage due to the fact that planning is in place to convert them into a car port and AirBnB.

Services - Mains electricity, LPG tank, solar panels, high speed fibre and a sewage treatment plant. NB, we have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

EPC (Energy Performance Certificate) Rating -

Council Tax - BAND G

Local Authority: Wychavon District Council

Viewings: Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS

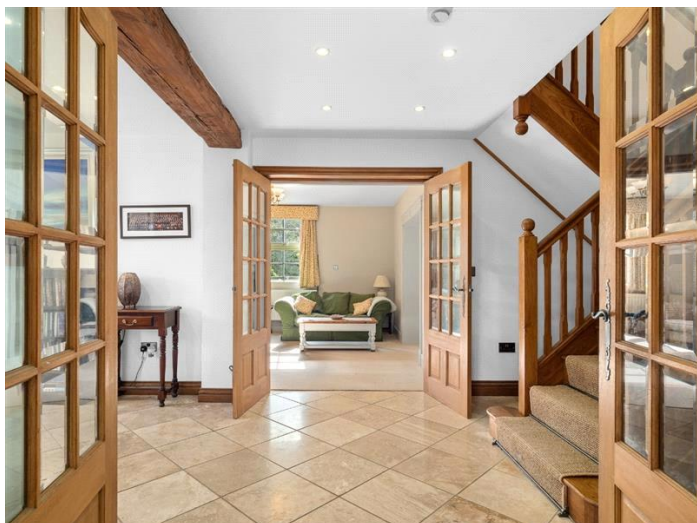
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Please Note:

- 1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to re-check the measurements before committing to any expense.
- 4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.
- 6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Call for more info or to arrange a viewing

Tenure: Freehold
Garden details: Private Garden



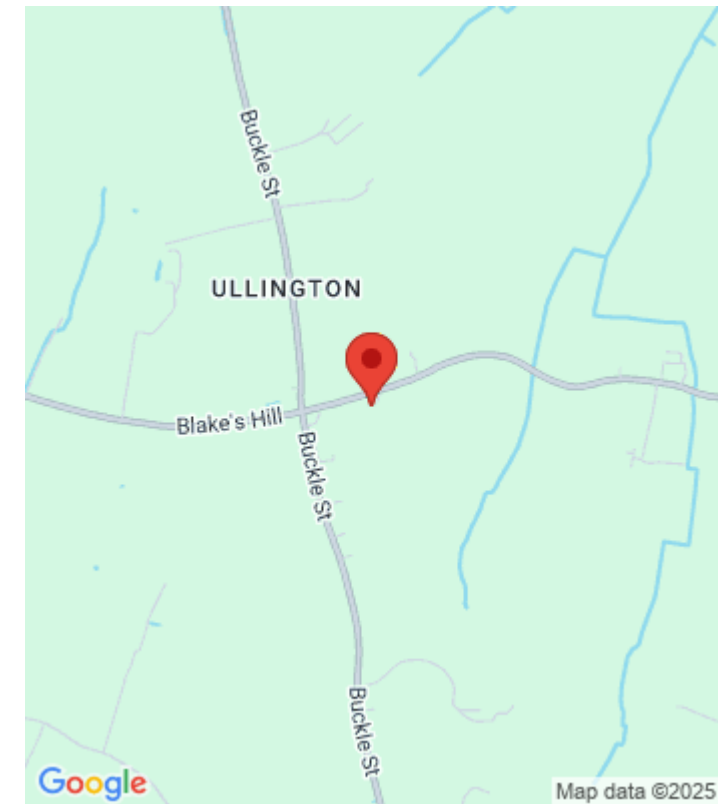
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

NOT TO SCALE

Approximate Total Floor Area - 367.2 Sq m - 3952.1 Sq ft

Main House - 179.85 Sq m - 1935.49 Sq ft

Outbuildings - 187.35 Sq m - 2016.61 Sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Viewing by appointment only

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