



Abbey House, Loves Grove, Worcestershire

WRI3BU

 Knight
Frank

Abbey House, Loves Grove, Worcestershire WR1 3BU

Abbey House is believed to date back to the early 1800s with later additions and has an attractive double frontage and walled garden.

A charming 4 bedroom period house with separate 2 bedroom ancillary/holiday let accommodation in a desirable City Centre location.

Worcester City Centre 0.5 miles

Cheltenham 25 miles

Birmingham 30 miles

M5 (J7) 3 miles and M5 (J6) 5 miles

(Distances approximate).



6



2



3



1



EPC

D

Guide price: £795,000

Tenure: Available freehold

Local authority: Worcester City Council

Council tax band: D





The property

The front door, with fanlight above, is set in a charming, pitched roof entrance porch that opens to the hall, which has a Minton tiled floor.

At the front of the house, on either side of the hall, are two reception rooms, each with a bay window. One is used as a dining room with pine wood flooring, a feature fireplace and built-in bookshelves. The other is used as a study with a working fireplace and marble surround, either side of which are traditional built-in display and storage cupboards.

The current owners have thoughtfully extended the drawing room. There are exposed beams and a fireplace with an over-mantle, housing a wood-burning stove. On either side are traditional cupboards. Glazed French doors open to a charming rear walled courtyard.

Off the rear hall is the cloakroom and a door to a rear porch/boot room, from which a door opens to the useful cellar.

The fitted kitchen/breakfast room, with exposed beams, has a Belfast sink, granite worktops, and a breakfast island. There is a dual-fuel Rangemaster cooker, integrated dishwasher and space for a fridge, freezer and washer dryer. An attractive stained glass side door opens to the front garden, and a back staircase leads to the principal bedroom.

The characterful principal bedroom upstairs has a vaulted ceiling, exposed floorboards and brickwork, and a mezzanine storage area with a dressing room beneath.

There are three further double bedrooms, two of which feature window shutters, Victorian fireplaces, exposed floorboards and a built-in traditional cupboard. A well-appointed family bathroom serves the bedrooms with a WC, wall-hung vanity wash basin, walk-in double shower and a freestanding bath with freestanding taps.

Services

Mains water, gas, electricity and drainage.





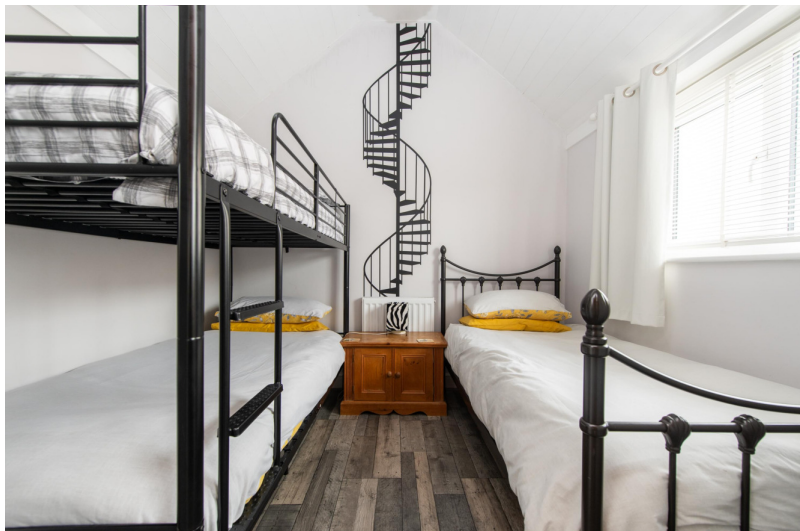
A wonderful,
characterful
home.
Beautifully
presented
throughout.



The Elephant's Nest

The secondary ancillary/holiday let accommodation is very well presented and successfully rented out by the current owners on a short-term holiday let basis. It is known as the Elephant's Nest, and further details are available on the dedicated website: <https://www.theelephantsnest.com/>

The front door to The Elephant's Nest opens to a hall, off which is a shower room with a walk-in double shower and a double bedroom with glazed patio doors looking out on to Abbey House's front garden. Feature tiled stairs rise to the open plan galleried kitchen/sitting/dining room with a vaulted ceiling. The fitted kitchen has an electric oven and induction hob. There is space for a washer dryer, slimline dishwasher and a larder fridge. A door to a second double bedroom is at the far end of the room.





Gardens and grounds

At the front of the house is off-street, brick-paved parking for three cars adjacent to a small garage. From here, a gate opens to a charming walled garden, laid to lawn with a brick paved terrace, well-stocked borders, a productive apple tree and a greenhouse. A covered open recess forms part of the house and acts as a garden store. At the rear is a walled, brick-paved courtyard terrace.

Location

Abbey House is in a desirable City Centre location, near historic Britannia Square. Not only is it handsome in its architectural appearance, but each house in the area has its own characteristics and charm. It is only a short walk to the River Severn and Worcester Racecourse, which, as well as horse racing, also provides excellent recreation space. Footpaths along the river lead to the County cricket ground and Worcester Cathedral.

Worcester Foregate Street Station is a short walk away and provides mainline trains to Birmingham and London. The M5 corridor is accessed at Junction 6 and 7.

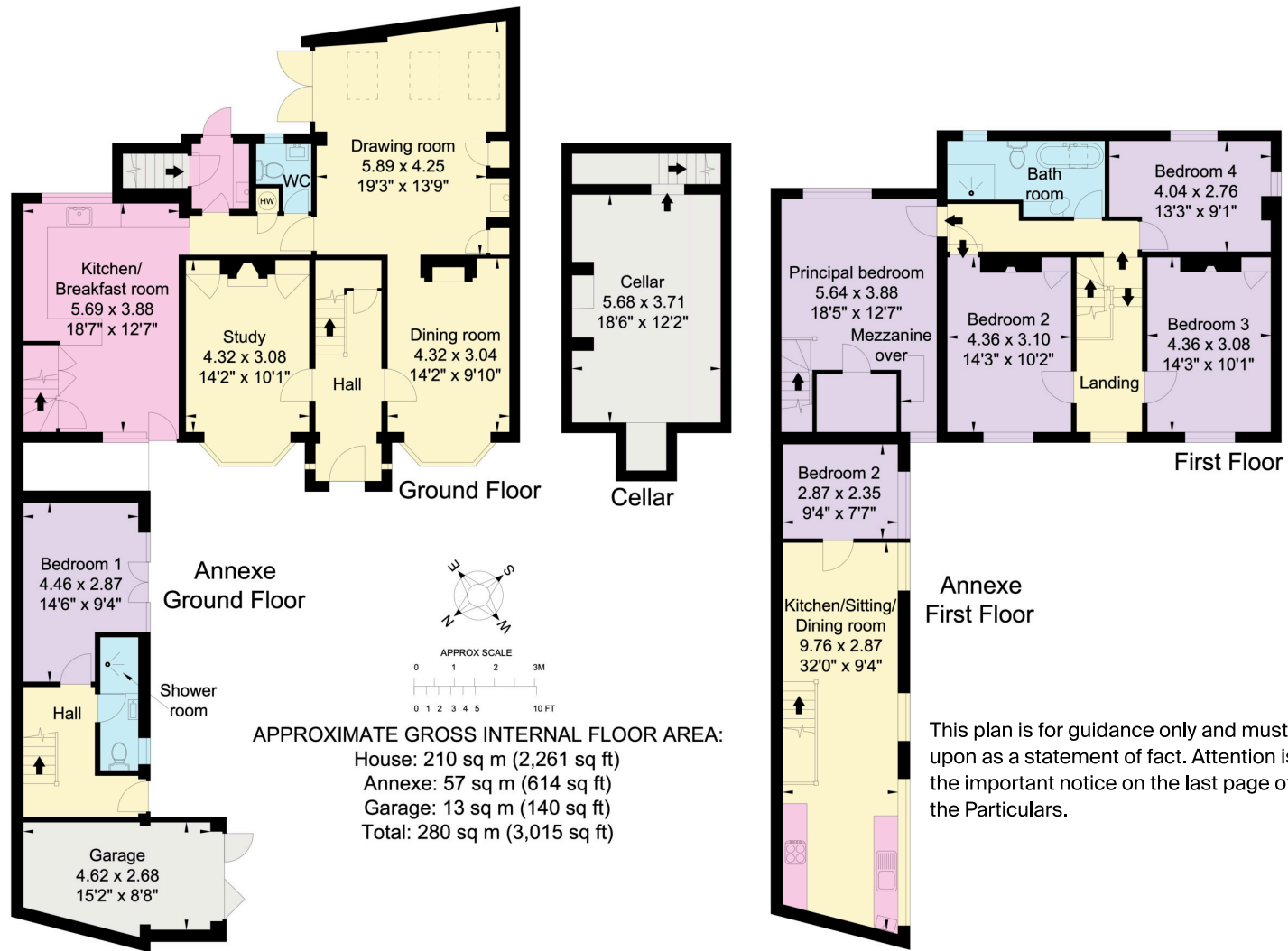
Worcester has good schools, with the RGS Worcester and the King's School all within walking and cycling distance.

Directions

WR1 3BU

To locate the property via What3Words (www.what3words.com), reference: `///elaborate.enter.foodwww.what3words.com ///elaborate.enter.food`





APPROXIMATE GROSS INTERNAL FLOOR AREA:
 House: 210 sq m (2,261 sq ft)
 Annexe: 57 sq m (614 sq ft)
 Garage: 13 sq m (140 sq ft)
 Total: 280 sq m (3,015 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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