



Allan Morris
estate agents

**Bromyard Road, Crown East,
Worcester.**

2 Aymestrey Court, Bromyard Road, Crown East, Worcester. WR2 5TR

Features

- Blend of rural and city living
- 5 Bedrooms
- Historic character property
- Extensive gardens of approx 0.8 acres
- Flexible accommodation with character features
- 2 Woodburners
- Easy access to Worcester City and motorway links

Set within this most stunning countryside setting, "2 Aymestrey Court" offers over 4500 sq ft of flexible living accommodation set across three floors, with further extensive cellarage. The property offers a perfect blend of rural and City living, being a short drive away from Worcester City centre, yet set within open countryside.

Accommodation briefly comprising: Entrance Lobby, Living Room, Kitchen/Dining/Family Area and downstairs W.C. To the first floor: Bedroom 1 with Dressing Area and En-Suite, Mezzanine Study and a Bathroom. To the second floor: Four further Bedrooms and a Bathroom. There is also 1000 sq ft of cellarage with Stores, Workshop spaces and a useful Family Room.

Outside: The property benefits from off road parking, detached Garage, Garden Room, formal courtyard garden and approximately 0.8 acres of open grass and woodland.

LOCATION:

The property is situated within a historic Victorian mansion constructed in 1860 and set along a private wooded driveway in acres of open gardens, located in the historic Crown East offering easy access to local amenities, schooling, Public Houses, Garden centre and Worcester City beyond.





Directions:

Proceed out of Worcester City centre along the A44 into St. John's. Continue along and at the roundabout take the 3rd exist, again onto the A44. After 300m, at the Crown East sign, turn left down the drive. Continue past old school building, around a bend to the right and keep going until just before a 5 bar gate. Turn right and follow drive to rear of building, where the entrance to number 2 will be found.

WAM 7261

Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: F

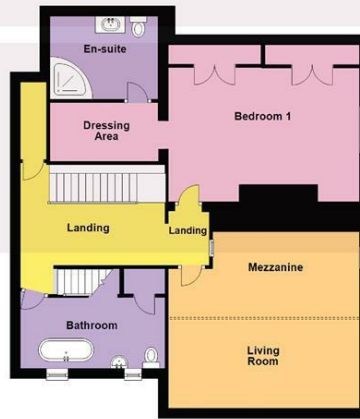




Ground Floor
Approx. 139.3 sq. metres (1495.6 sq. feet)



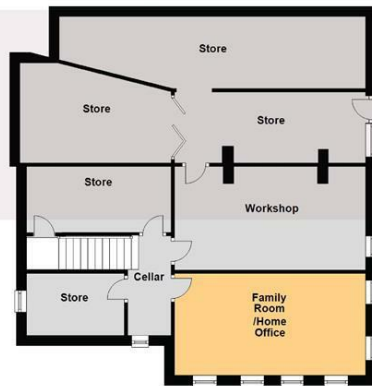
First Floor
Approx. 88.4 sq. metres (951.6 sq. feet)



Second Floor
Approx. 104.2 sq. metres (1121.2 sq. feet)



Cellar
Approx. 100.1 sq. metres (1077.8 sq. feet)



Total area: approx. 432.0 sq. metres (4650.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

LIVING ROOM:
18'8" x 18'7"

KITCHEN / DINING AREA:
34'1" x 18'2" (entire area)

KITCHEN:
18'2" x 15'1"

DINING / FAMILY AREA:
18'2" x 13'11"

BEDROOM 1:
18'3" x 12'11"

DRESSING AREA:
10'4" x 6'0"

MEZZANINE STUDY:
14'0" x 8'0"

BEDROOM 2:
18'9" x 12'3" maximum

BEDROOM 3:
13'11" max 10'3" min x 13'0" max 6'6" min

BEDROOM 4:
19'0" x 9'1"

BEDROOM 5:
14'1" x 12'1"

BASEMENT LOBBY:
18'6" x 6'10"

FAMILY ROOM / OFFICE:
18'8" x 10'1"

WORKSHOP:
18'7" x 10'0"

STORE 1:
30'2" x 6'9"

STORE 2:
14'2" x 7'1"

STORE 3:
14'2" x 6'6"

STORE 4:
8'7" x 5'11"

GARAGE:
17'9" x 11'5"

GARDEN ROOM:
18'4" x 11'5"

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

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