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House and Work Unit At Little Acton Farm, Little Acton, DY13 9TD

Guide Price £950,000

This newly built home with purpose-built work unit sitting in a half-acre plot is a truly an amazing opportunity nestled in the charming area of Little Acton, just outside Ombersley. This stunning home offers a unique blend of modern living and charm together with the ability to run your business from the attached work unit.

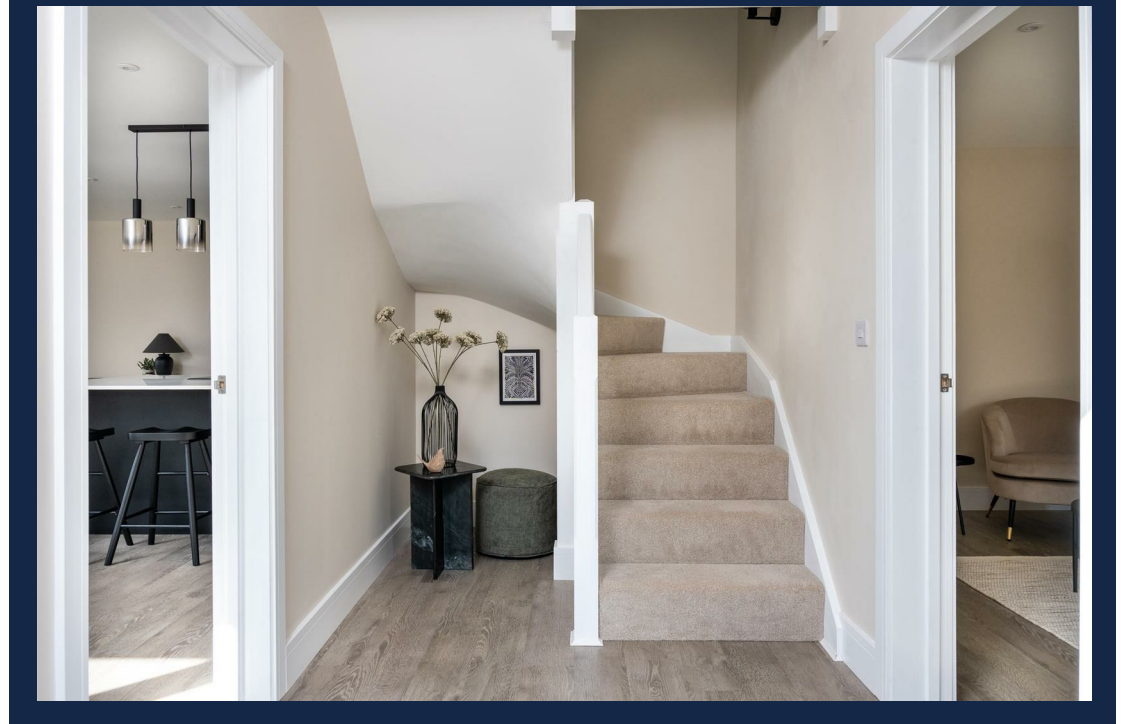
The quality of the build is reflected in the installation of an air source heat pump for heating together with solar panels for electricity production the power from which is incorporated directly into the house reducing the requirement from the grid. This together with the level of insulation has enabled the house to obtain an EPC rating of B and the work unit a rating of A. This is not only a stylish home and work opportunity but an efficient and eco-friendly one for the environmentally conscious buyer.

The heart of the home is the open plan kitchen, dining, and living area, which creates a warm and welcoming atmosphere. This bespoke design allows for seamless interaction, making it ideal for both everyday living and special occasions.

This three double bedroom home is perfect for families or those seeking a spacious retreat. The property also features three well-appointed bathrooms, ensuring convenience and comfort for all residents. The property boasts an additional inviting reception room, providing ample space for relaxation and entertaining guests, or perhaps a further bedroom.

One of the standout features of this home is the spacious work unit, double height with vaulted ceiling, equal in size to the house footprint, which presents an excellent opportunity for those wishing to run their business from.

This property is a perfect blend of contemporary design and tranquil surroundings, making it an ideal choice for anyone looking to embrace a peaceful lifestyle while still being close to local amenities and commuting network. Don't miss the chance to make this exceptional property your new home.







Approach

Approached via electric gate to front and large driveway providing access to both the house and work unit.

Entrance Hall

With control for the alarm system, wood effect flooring with underfloor heating, stairs to the first-floor landing and doors leading to:

Reception Room 10'5" x 14'9" (3.2 x 4.5)

With double glazed window to front and wood effect flooring with underfloor heating.

Kitchen Living Space 37'4" max 30'6" min x 22'11" max 9'2" min (11.4 max 9.3 min x 7.0 max 2.8 min)
With dual aspect double glazed windows to front and rear, French doors to front and bifolds to side. This space is multi-functional and has wood effect flooring with underfloor heating. Featuring an Elgar Kitchen's suite with Burbidge Otto Veneer doors, white quartz work surface with gold vein details and Belfast sink with a Quooker Flex tap. There are various Neff integrated appliances such as a full height fridge and freezer, dishwasher, hob, oven and a combi oven. With space for both dining and living furniture, this area is the real hub of the home and ideal for families. Doors lead through to the utility and downstairs W.C.

Utility 13'5" 13'5" (4.1 4.1)

With double glazed window to rear, wood effect flooring with underfloor heating and double doors through to the plant room and single door to the work unit. There are fitted base units with work surface over, single bowl sink and space and plumbing for white goods.

Plant Room

Accessed via double doors in the utility with underfloor heating manifold, water cylinder tank and control panels for the solar system and air source heat pump. Worth noting that the heating and hot water for the house can be APP controlled.

W.C.

With window to rear, heated towel radiator, w.c. and fitted sink.

First Floor Landing

With Velux window to front, central heating radiator, glass banister and fitted storage cupboards. Doors lead to:

Bedroom One 22'7" max 14'1" min x 15'5" max 6'10" min (6.9 max 4.3 min x 4.7 max 2.1 min)

With dual aspect double glazed windows to front and side, central heating radiator and a suite of fitted wardrobes for storage. Door leads through into the ensuite.

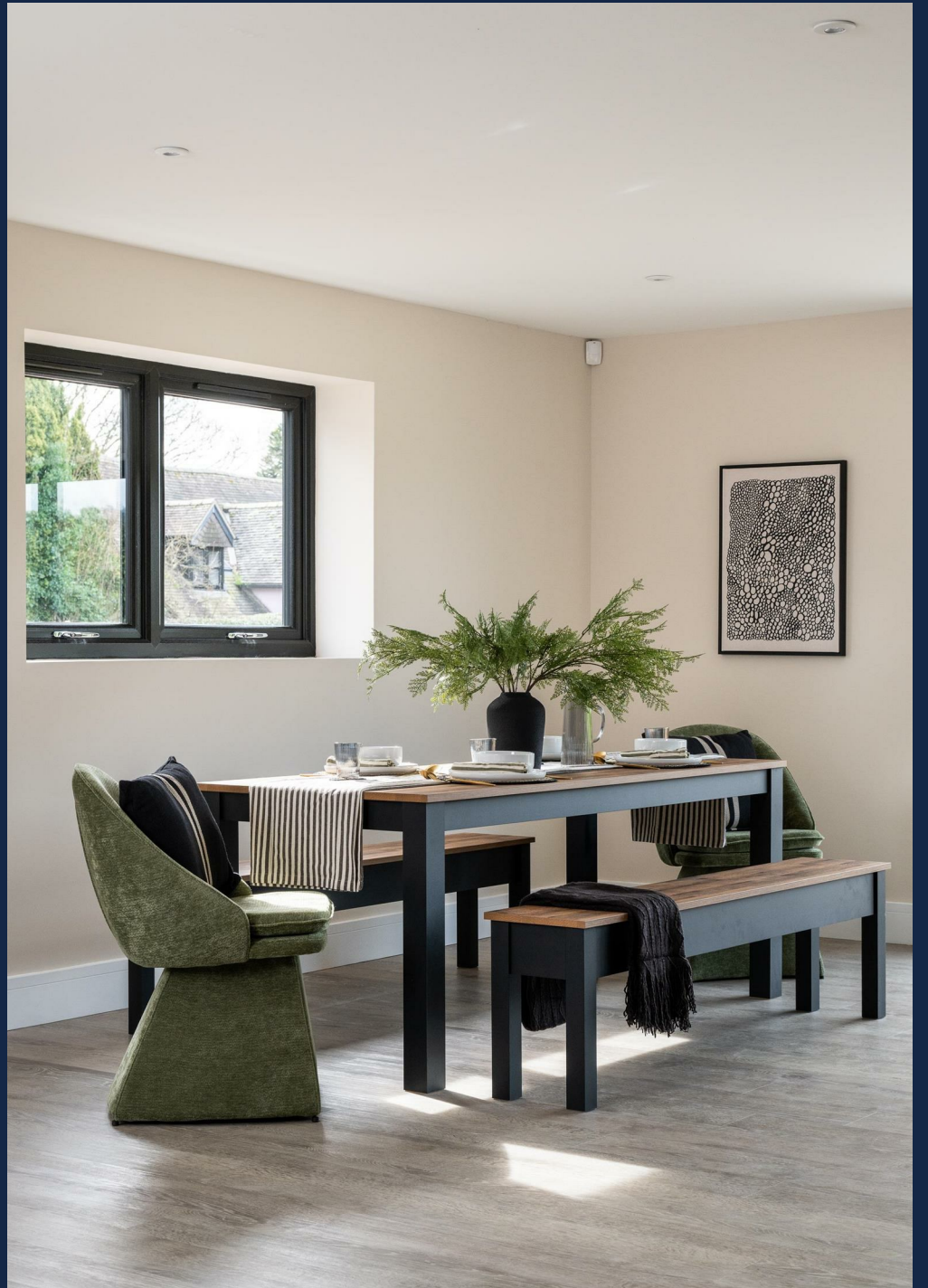
Ensuite

With double glazed window to the rear, heated towel radiator and tiling to floor and walls. There is a low level w.c., fitted vanity sink and walk in shower cubicle with drench head over.



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Bedroom Two 23'11" x 16'4" (7.3 x 5.0)

With double glazed window to front, central heating radiator and door through to ensuite.

Ensuite

With Velux window to rear, heated towel radiator and tiling to floor and splashback. There is a low level w.c., fitted vanity sink and walk in shower with drench head over.

Bedroom Three 12'1" x 15'5" (3.7 x 4.7)

With double glazed window to rear and central heating radiator.

Bathroom

With double glazed window to rear, heated towel radiator and tiling to floor and half walls. There is a low level w.c., fitted vanity unit, walk in shower with hand held and drench head over, and a fitted bath.

Work Unit 55'1" max 40'4" min x 30'10" max 12'5" min (16.8 max 12.3 min x 9.4 max 3.8 min)

With three Velux windows overhead, double glazed window to side and glass double doors to front. Potential to create mezzanine level. There is a roller shutter garage door to rear and further door to side.

Garden

A large lawned space with far reaching views and hedging borders.

Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Energy Performance Certificate

House - B rated. Work Unit - A rated.

Services

Electric, Water and Solar Panels.

Council Tax

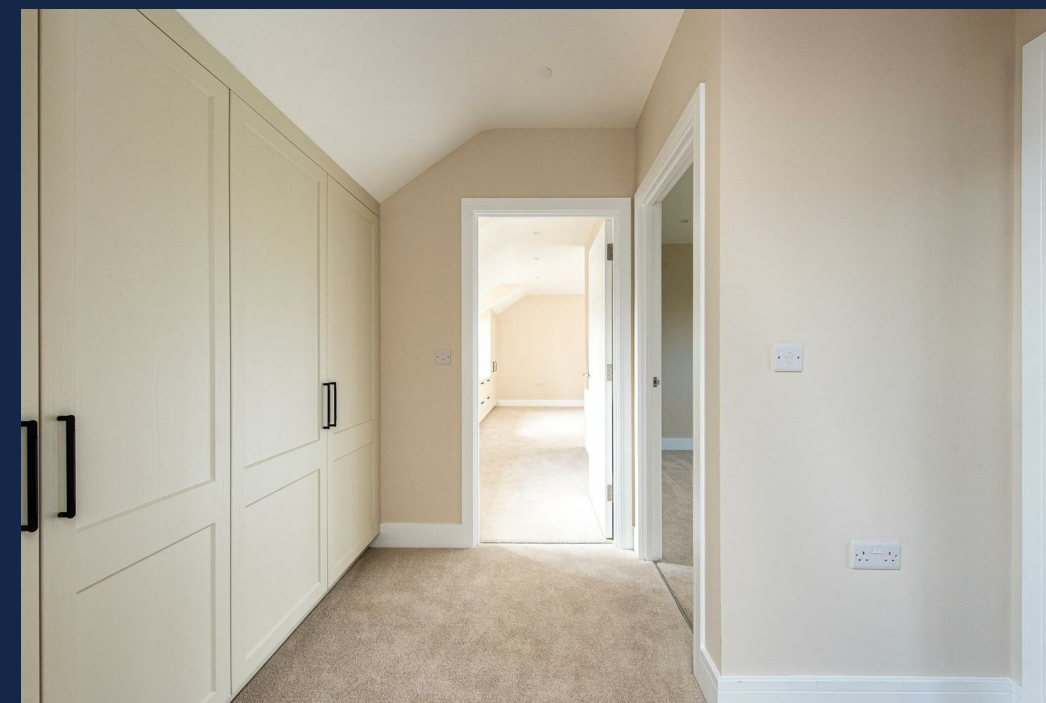
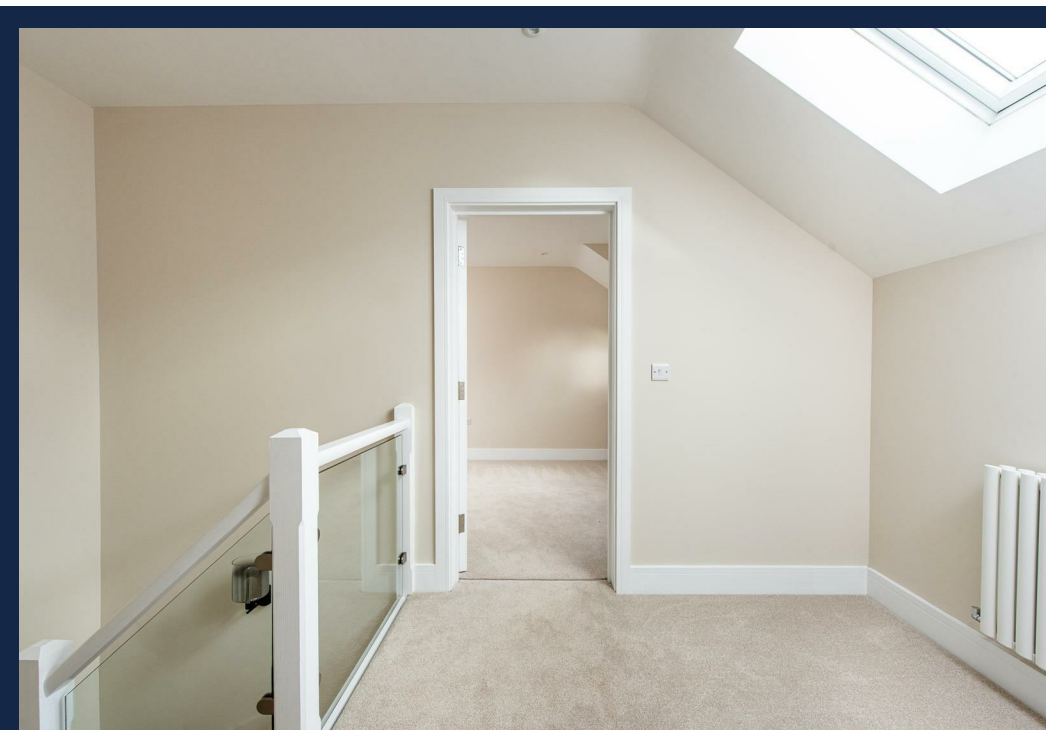
Tax band is to be confirmed.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors



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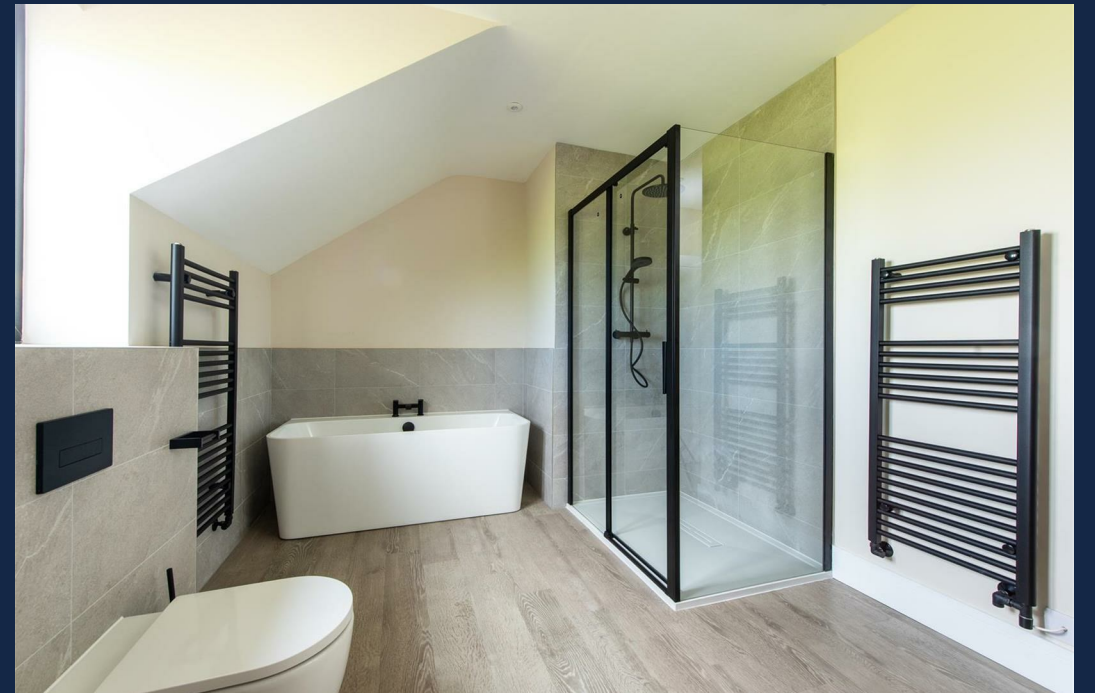
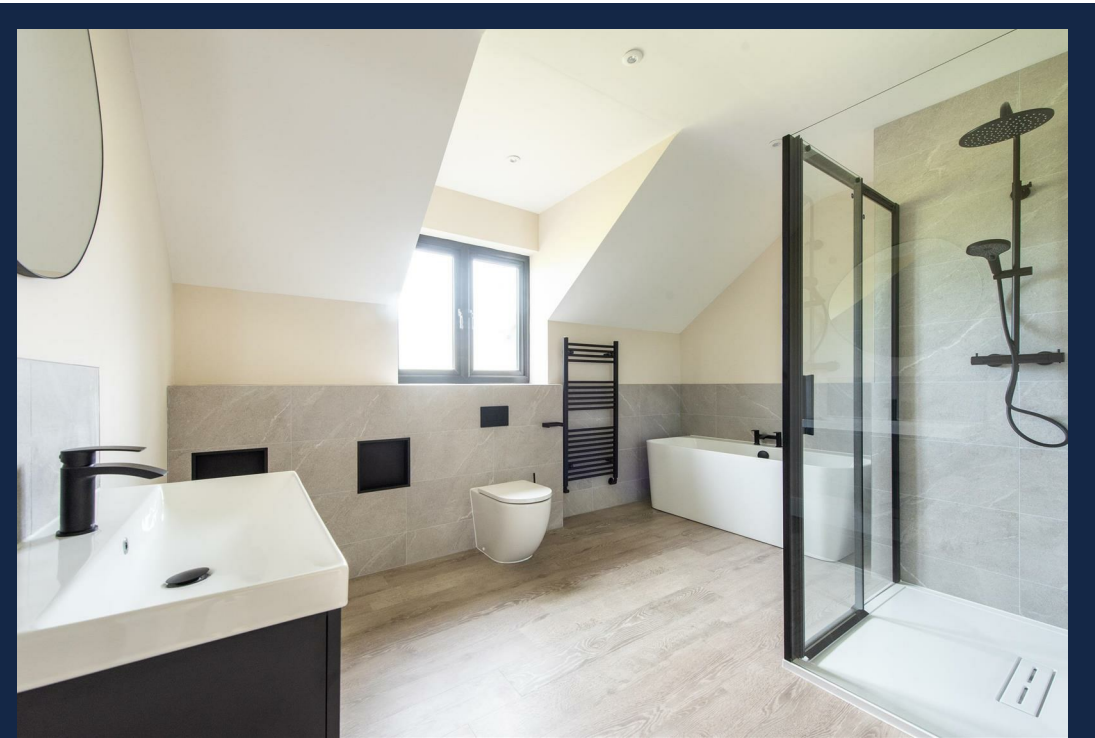




are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

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

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