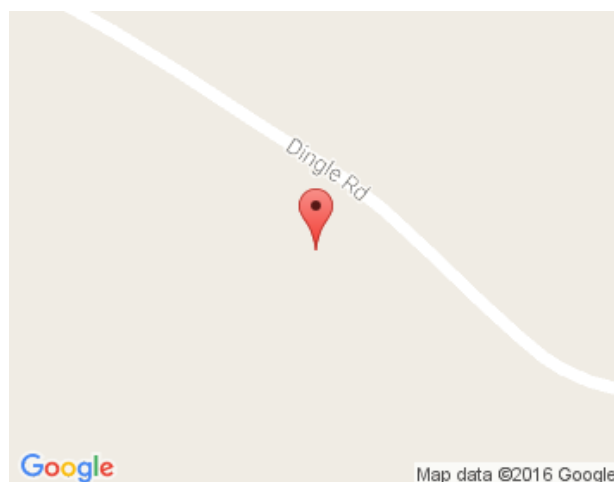
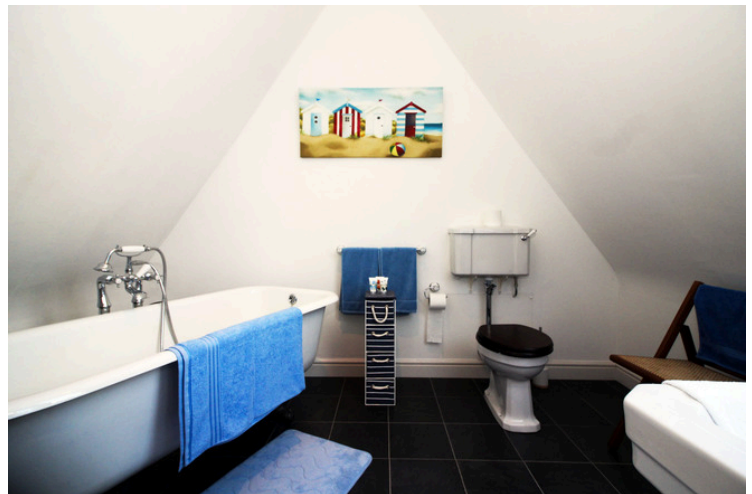


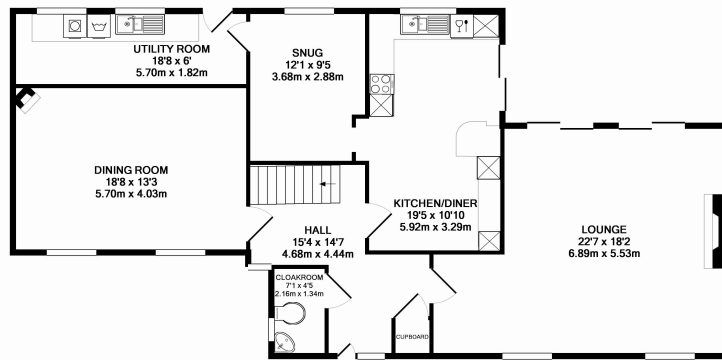
Pigeon House Court, Dingle Road, Worcester, WR6
£400,000, Freehold



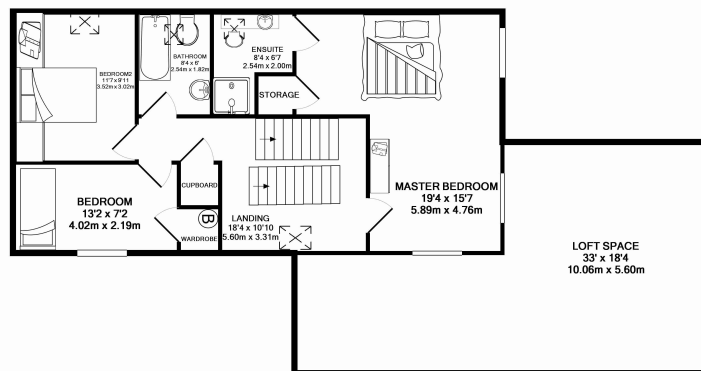
An immaculately presented and spacious link detached barn conversion, situated within the countryside and idyllic rural setting in the hamlet of Leigh, and situated between the villages of Leigh and Alfrick (approx. 7 miles from the Worcester City and approx. 6 miles from Malvern Town). The property has been fitted to a very high standard and benefits from mahogany woodgrain effect UPVC double glazed windows allowing plenty of natural light, and benefits from LPG gas fired central heating, making this desirable home energy efficient.



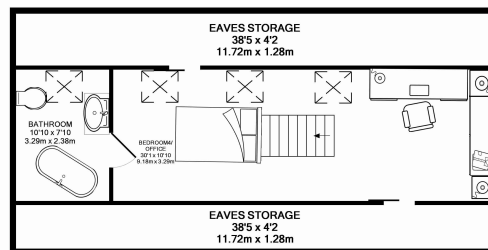




GROUND FLOOR



1ST FLOOR



2ND FLOOR

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.
Made with Metropix i2016

www.estatedirect.com give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

An immaculately presented and spacious link detached barn conversion, situated within the countryside and idyllic rural setting in the hamlet of Leigh, and situated between the villages of Leigh and Alfrick (approx. 7 miles from the Worcester City and approx. 6 miles from Malvern Town). The property has been fitted to a very high standard and benefits from mahogany woodgrain effect UPVC double glazed windows allowing plenty of natural light, and benefits from LPG gas fired central heating, making this desirable home energy efficient.

The kitchen/diner features a luxury Poggenpohl kitchen with granite work surfaces, with a unique curved breakfast bar area in matching granite. The kitchen units have the addition of replacement maple effect doors which were recently added. Built in appliances with quality branded names such as Neff, Luxury ceramic flooring complete the sumptuous kitchen. A separate snug/breakfast room/sitting room adjoins the kitchen with views to the rear garden.

There is a local church, a village shop with post office and nearby; there are horse riding facilities, a local tennis club, a rambling society and local fishing pools.

The area also has the benefit of a superfast broadband connection.

There is a limited bus service in the area.

The property which was converted in 1990 has the potential to create an annex by a relatively simple conversion of the dining room and could incorporate a separate bathroom by converting the adjoining large utility area (maybe subject to planning). The 2nd floor, at present a 4th bedroom could easily be adapted to create a separate office area.

The accommodation briefly comprises: Open canopy porch, hall, downstairs cloakroom, lounge, dining room, kitchen/diner, snug/breakfast room, large utility room, first floor landing, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. To the second floor: 4th bedroom/office and 2nd en-suite/bathroom. There is off road parking for several vehicles on the extensive gravel driveway. Front and rear gardens designed for low maintenance.

Entrance porch:

Open canopy entrance porch leads up to a mahogany effect UPVC double glazed paneled door, with crystal motif and side light to match. The front door leads to the entrance hallway.

Hallway: 4.44m x 4.68m

Storage cupboard, 2 ceiling points, 2 radiators with thermostatic valves, mahogany effect double glazed UPVC window, room thermostat, ceramic and carpeted flooring, stairs leading to the first floor and doors leading to:

Cloakroom: 1.34m x 2.16m

Ceiling point and papered walls with ceramic splash back tiles. Consumer unit, fitted with a white coloured corner wash hand basin in a wooden vanity unit, a white WC, laminate flooring and a mahogany effect double glazed UPVC window to the side elevation.

Lounge: 6.89m x 5.53m

Large lounge featuring a marble fireplace with matching marble hearth, wall lights, painted walls, 3 wall lights, 2 radiators with thermostatic valves, laminate flooring, two mahogany effect double glazed UPVC windows to front aspect and two stained windows to side aspect. Two mahogany effect double glazed UPVC sliding patio doors lead to rear terraced area and gardens with electrically controlled exterior sun canopy awning, decorative coving and laminate flooring.

Dining room: 5.70m x 4.03m

A full glazed Georgian style wooden door leads into a light and spacious dining room with two ceiling points, papered walls, two mahogany effect double glazed UPVC windows to the front elevation, laminate flooring, wooden fire surround and mantle with marble inserts and hearth, decorative coving and 2 radiators with thermostatic valves.

Kitchen/Diner: 5.92m x 3.29m

Fitted with Poggenpohl matching base and wall units with under unit lighting, granite work surfaces, one and half bowl stainless steel sink with mixer tap and fitted electrical waste disposable unit, built in fridge

freezer and dishwasher, Neff hob with Neff stainless steel extractor canopy hood, built in Neff double electric oven, unique designed granite breakfast bar, mahogany effect double glazed UPVC window to the rear aspect overlooking the garden, 2 ceiling points, 3 downlights, ceramic tiled walls, and quality ceramic floor and mahogany effect double glazed UPVC sliding patio door to rear terrace and garden. Walk through to snug/breakfast room:

Snug/Breakfast room 3.68m x 2.88m

Ceiling point, papered walls, radiator with thermostatic valve, mahogany effect double glazed UPVC window to the rear aspect, coving, laminate flooring and door to:

Utility room 5.70mx 1.82m

Two ceiling points, painted walls, white base units with grey effect contrasting work surface, one and half bowl stainless steel sink with mixer tap, space and plumbing for washing machine and tumble dryer, two windows to the rear aspect, ample space for fridge freezer and mahogany effect double glazed UPVC door to rear garden.

1st Floor

Landing: 5.6m x 3.31m

Carpeted stairs from the hallway lead to the first floor landing area with a Velux window on the landing to the front aspect, 2 ceiling points, painted walls, radiators with thermostatic valves, smoke alarm, airing cupboard and doors to:

Master Bedroom: 5.89m x 4.76m

Three mahogany effect double glazed UPVC windows, storage cupboard /wardrobe, 2 radiators with thermostatic valves, painted walls, carpet flooring and 2 ceiling points. Open archway to dressing room area with fitted wardrobes, hatch to loft storage area and door to en-suite shower room.

En-suite shower room: 2.0m x 2.54m

Fitted with fully glazed shower cubicle and mixer shower, white wash hand basin set into medium oak effect vanity unit, with contrasting granite effect top, white WC with concealed cistern, ceramic tiled walls, chrome heated towel rail/radiator, Velux window, 4 down lights, shaver point, ceramic matching walls and floor.

Bedroom 2: 3.02m x 3.52m

Fully fitted wardrobes maple effect with over bed matching cupboards, Velux window and carpet flooring. Ceiling point, paper walls and radiator with thermostatic valve.

Bedroom 3: 4.02m x 2.19m

Built in wardrobe/storage cupboard with wall mounted Vailant ecoTecPlus LPG boiler, mahogany effect double glazed UPVC window to front aspect, carpet floor, ceiling point, radiator with thermostatic valve and painted walls.

Bathroom: 1.82m x 2.54m

Wooden mahogany panel Ideal standard bath suite with gold coloured shower mixer tap, low level WC with matching mahogany seat, wash hand basin set in white Vanity unit, Velux window to the rear aspect, ceiling point, downlights, ceramic tiled walls, shaver point and radiator with thermostatic valve.

Door with stairs leading to the second floor:

2nd Floor

Wood and carpet stairs lead to:

Bedroom 4/office: 9.18m x 3.29m

Loft bedroom/office suite, custom designed fitted wardrobes, storage cupboards, drawer and dressing table/desk, exposed timber roof beams, three Velux windows to the rear, 3 wall lights, 3 radiators with thermostatic valves, laminate flooring leading to carpeted bedroom area, door through to bathroom/en-suite and two eaves storage access hatches.

Bathroom/En-Suite: 2.38m x 3.29m

Freestanding roll top with claw foot bath with telephone style mixer shower attachment, pedestal wash

hand basin, white low level WC, exposed timber beams and heated towel rail. Karndean Vinyl flooring, Velux window and ceiling point.

Outside – Front:

The property is approached over a gravel driveway (adjoining properties have driveway access only and are responsible for a 33% contribution to its upkeep) leading to a gravel area providing sole extensive parking for several vehicles and is surrounded by well stocked flower beds and borders. The frontage boasts a brindle coloured block paved area. Also at the front there is an outside tap and also outside lighting. A pathway and gate lead to the side, providing access to the rear garden area.

Outside – Rear:

The rear garden has a fenced perimeter and a lawn area along with raised flower beds for ease of maintenance, a paved patio terrace seating area with flower beds to provide an attractive and colourful range of flowers and shrubs. A small decked area sits under a timber pergola with an arched walkway revealing further raised beds. The private garden lends itself to a quiet, relaxing and undisturbed experience, yet is also ideal for el-fresco dining with a fitted large electric awning.

General Information:

Whilst we do our best to produce fair, accurate and reliable sales particulars, they are only a general guide to the property. If there are any points which are of particular importance to you, please contact our head office and we will be pleased to provide you with any further information, especially if you are planning to travel to visit the property.

Energy Performance Certificate: Full EPC reports are available from EstatesDirect.com Ltd upon request.

Measurements: All quoted room sizes are approximate and intended for general guidance. You are advised to verify all measurements of the property carefully.

Tenure: We understand the property is offered for sale FREEHOLD.

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.

Lettings: If you would like to let your property out, or alternatively rent a property from us, contact our head office on 08456 31 31 31 to discuss your requirements.

EstatesDirect.com Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Energy Performance Certificate

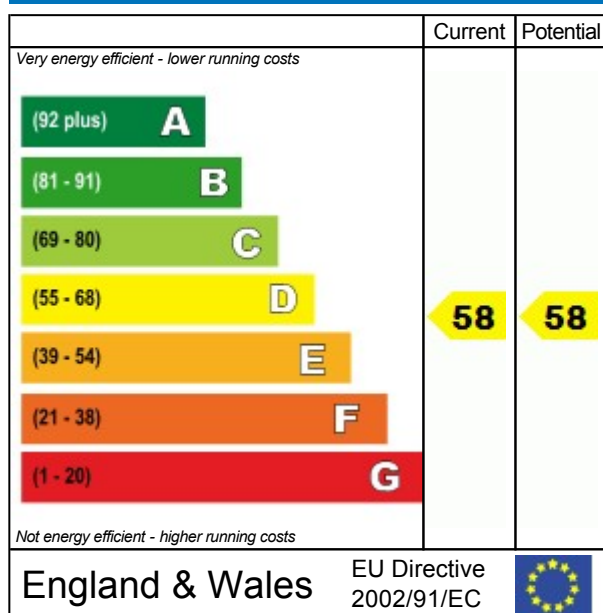


3 Pigeon House Court
Dingle Road
Leigh
WORCESTER
WR6 5JX

Dwelling type: Semi-detached house
Date of assessment: 12 October 2011
Date of certificate: 17 October 2011
Reference number: 9128-6971-6240-6399-7900
Type of assessment: RdSAP, existing dwelling
Total floor area: 227 m²

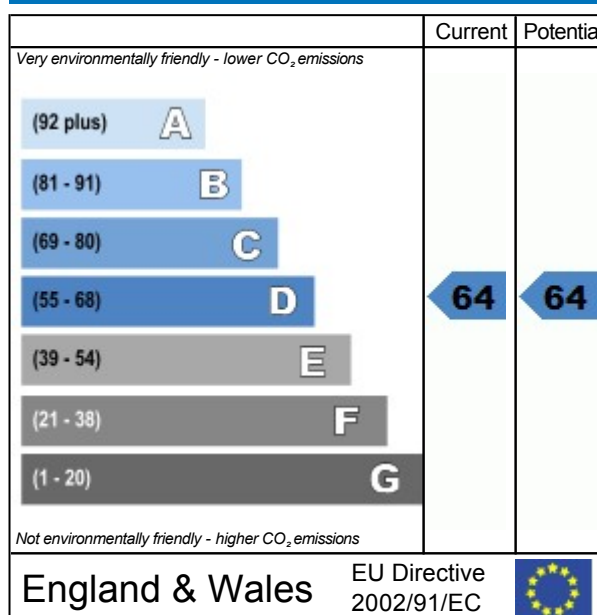
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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 are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	146 kWh/m ² per year	146 kWh/m ² per year
Carbon dioxide emissions	7.2 tonnes per year	7.2 tonnes per year
Lighting	£110 per year	£110 per year
Heating	£1,702 per year	£1,702 per year
Hot water	£199 per year	£199 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by the NHER Accreditation Scheme, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2009 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: NHER002946

Assessor's name: Mr Neil Burrows

Company name/trading name: Enact Surveys Worcestershire Ltd

Address: 57 Horsebridge Avenue, Badsey, Evesham, Worcestershire, WR11 7XD

Phone number: 07502 438 613

Fax number:

E-mail address: neilb.enactsurveys@hotmail.co.uk

Related party disclosure: No related party

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.nesltd.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 50).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.



Click www.epcadviser.direct.gov.uk our online tool which uses information from this EPC to show you how to save money on your fuel bills.

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com

Recommendations

None

Further measures to achieve even higher standards

The measures listed below should be considered if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts. The indicative costs are representative for most properties but may not apply in a particular case.

	Indicative cost	Typical savings per year	Ratings after improvements	
			Energy efficiency	Environmental impact
1 Solar water heating	£4,000 - £6,000	£66	D 59	D 66
2 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£214	D 64	C 70
3 Wind turbine	£1,500 - £4,000	£76	D 66	C 72
Enhanced energy efficiency rating			D 66	
Enhanced environmental impact (CO₂) rating			C 72	

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology; 1 star means least efficient and 5 stars means most efficient. The assessment does not take into consideration the physical condition of any element. "Assumed" means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Solid brick, with internal insulation Cavity wall, filled cavity	★★★★☆ ★★★★☆	★★★★☆ ★★★★☆
Roof	Pitched, insulated (assumed) Pitched, 250 mm loft insulation Roof room(s), insulated (assumed)	★★★★☆ ★★★★☆ ★★★★☆	★★★★☆ ★★★★☆ ★★★★☆
Floor	Solid, limited insulation (assumed)	-	-
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, LPG	★★☆☆☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, electric	-	-
Hot water	From main system	★★☆☆☆	★★★★☆
Lighting	Low energy lighting in 68% of fixed outlets	★★★★☆	★★★★☆
Current energy efficiency rating		D 58	
Current environmental impact (CO₂) rating		D 64	

Low and zero carbon energy sources

None

About the cost effective measures to improve this home's performance ratings

Not applicable

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

1 Solar water heating

A solar water heating panel uses the sun to pre-heat the hot water supply, significantly reducing demand on the heating system to provide hot water and hence save fuel and money. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

2 Solar photovoltaic (PV) panels

A solar PV system converts light directly into electricity via panels placed on the roof and can be used throughout the home. Building Regulations apply to this work and planning restrictions may apply. You could be eligible for a Feed-in Tariff which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

3 Wind turbine

A wind turbine provides electricity from wind energy. This electricity can be used throughout the home. Building Regulations apply to this work and planning restrictions may apply. Wind turbines are not suitable for all properties. The system's effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer. You could be eligible for a Feed-in Tariff which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure that you only heat the building when necessary.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.
- Check the draught-proofing of windows and replace it if appropriate.
- If you have unused open chimneys consider blocking them off (making provision for a ventilation opening and a cowl on top of the chimney to avoid dampness).

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk.