



Spring Tynning, Tickshill, Coaley, GL11 5AW
Offers In Excess Of £1,500,000

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Having arguably some of the finest views in the county, Spring Tynning is a particularly wonderful family home built from local stone and situated on the Cotswold Escarpment in attractive mature gardens and grounds. The property sits within approximately 10 acres of land, enjoying exceptional views over the Severn Estuary and Berkeley Vale to the Welsh Mountains in the far distance. Originally two early 19th century cottages, it was lovingly converted to a family home retaining many of the original features. The extremely flexible accommodation which is in immaculate condition benefits from wonderful vistas and views in all directions and provides a very comfortable home with scope to enlarge the property to give further living and bedroom accommodation. The gardens have been well maintained and provide an attractive setting for the house with different areas of the gardens offering superb views including the Malvern Hills to the north. The current owners have purchased the field next door to the property which sits around 8 acres, there is access via a single track lane and benefits from a large barn with power and water.

Briefly, the accommodation on the ground floor includes entrance hall, cloakroom, sitting room, dining room, kitchen/dining room, rear lobby, boiler room and utility room. On the first floor there are three bedrooms with the principal bedroom having an ensuite bathroom and a further bathroom. On the second floor there are two further bedrooms and a shower room. Adjoining the house is a double garage with office and WC. On top of the double garage there is separate annex, which has been used for a holiday let in the past. The property is approached via a quiet lane through a wooden five bar gate across a cattle grid onto a large driveway sweeping to the front of the house and beyond to the double garage.

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Entrance Hall

With double oak doors.

Cloakroom

6'9 x 7'3

With WC and wash hand basin.

Sitting Room

20'11 max x 14'9

Having window seats with magnificent views, an inglenook fireplace with beam over and inset woodburning stove. Two exposed ceiling timbers, wall and ceiling lights. Access into conservatory.

Dining Room

11'9 x 11'7

With views across the gardens and beyond to the River Severn Estuary, a built in cupboard, serving hatch to the kitchen and access into the conservatory.

Kitchen/Dining Room

15'10 x 13'9

Fully fitted with Shaker style base units with worktop surfaces over and matching wall storage units. Having a stylish energy efficient Everhot range cooker, inset single bowl sink and drainer unit, woodburner, spotlights, partly tiled walls, space for fridge and walk-in pantry with shelving.

Conservatory

33'9 x 14'6

All PVC double glazing, stone flooring, under floor heating and two sets of double doors.

Rear Lobby

With door leading to the garden and to the garage.

Boiler Room/Drying Room

With oil fired boiler for domestic hot water and radiator central heating.



Utility Room

15'10 x 5'3

Stainless steel sink and drainer with cupboards and drawers under. Plumbing for washing machine and dishwasher. Space for tumble dryer and further appliances. Doors to garden and garage.

First Floor Landing

From the entrance hall leads a staircase to first floor landing with shelved linen cupboard and staircase leading to second floor.

Principal Bedroom

14'9 x 10'8

With fabulous views over the gardens, River Severn Estuary and to the Welsh Mountains beyond. Two pairs of hanging cupboards, wall lights and door to ensuite.

Ensuite Bathroom

10'7 x 13'1

Having suite comprising panelled bath with tiled surrounds, wash hand basin, low level WC, frosted glass window and wood flooring.

First Floor Bathroom

11'8 x 7'4

Family bathroom with separate bath and shower, low level WC, basin with built in cupboard units, frosted glass window, laminate flooring and spotlights.

Bedroom Two

15'3 x 13'1

With stunning views across the gardens and onward to the River Severn Estuary and having fitted hanging cupboard and separate cupboard housing fully lagged hot water tank with slatted shelving.



Bedroom Three

12'1 x 11'11

With views over the gardens and woodland and fitted with wardrobe, small dressing table with cupboard under and recess with shelving.

Second Floor

Stairs from the first floor landing lead to the second floor.

Bedroom Four

15'1 x 10'9

With exposed roof trusses and having a range of fitted wardrobes, shelved cupboards and small desk.

Second Floor Bathroom

8'01 x 10'10

With corner shower unit, PVC window, basin, low level WC, carpets and eave storage space.

Bedroom Five

12'11 x 10'5

With wonderful views over open countryside and having exposed roof trusses and eaves storage cupboards.

Annex Open Plan Kitchen/Dining/Living Room

18'4 x 13'10 (into bay)

Separate living accommodation above the double garage.

Annex Shower Room

With corner shower unit, low level WC, basin and laminate flooring.

Annex Bedroom

12'1 x 8'9

Double bedroom with built in storage.

Office

12'7 x 9'4

Having shelving units, large PVC window, boarded ceiling and carpets.

Outside

The property is approached along a quiet no through country lane through a wooden five bar gate and across a cattle grid onto a large tarmac driveway sweeping to the front of the house and beyond to the garage. The gardens have been landscaped and well maintained to enhance the most spectacular vistas over the surrounding countryside which exist on all sides of the house. There is a large paved patio area accessed via the conservatory with lawn beyond and stone steps leading down to a further sweeping lawn adjoining open farmland. The property also benefits from an all weather hard tennis court. The current owners have purchased the adjoining field which is approx 8 acres and is accessed via a single track lane and benefits from a large barn with power and water.

Double Garage

18'11" x 13'3"

With up and over door, power and water supply, concrete flooring, boarded ceiling, access to office and WC.

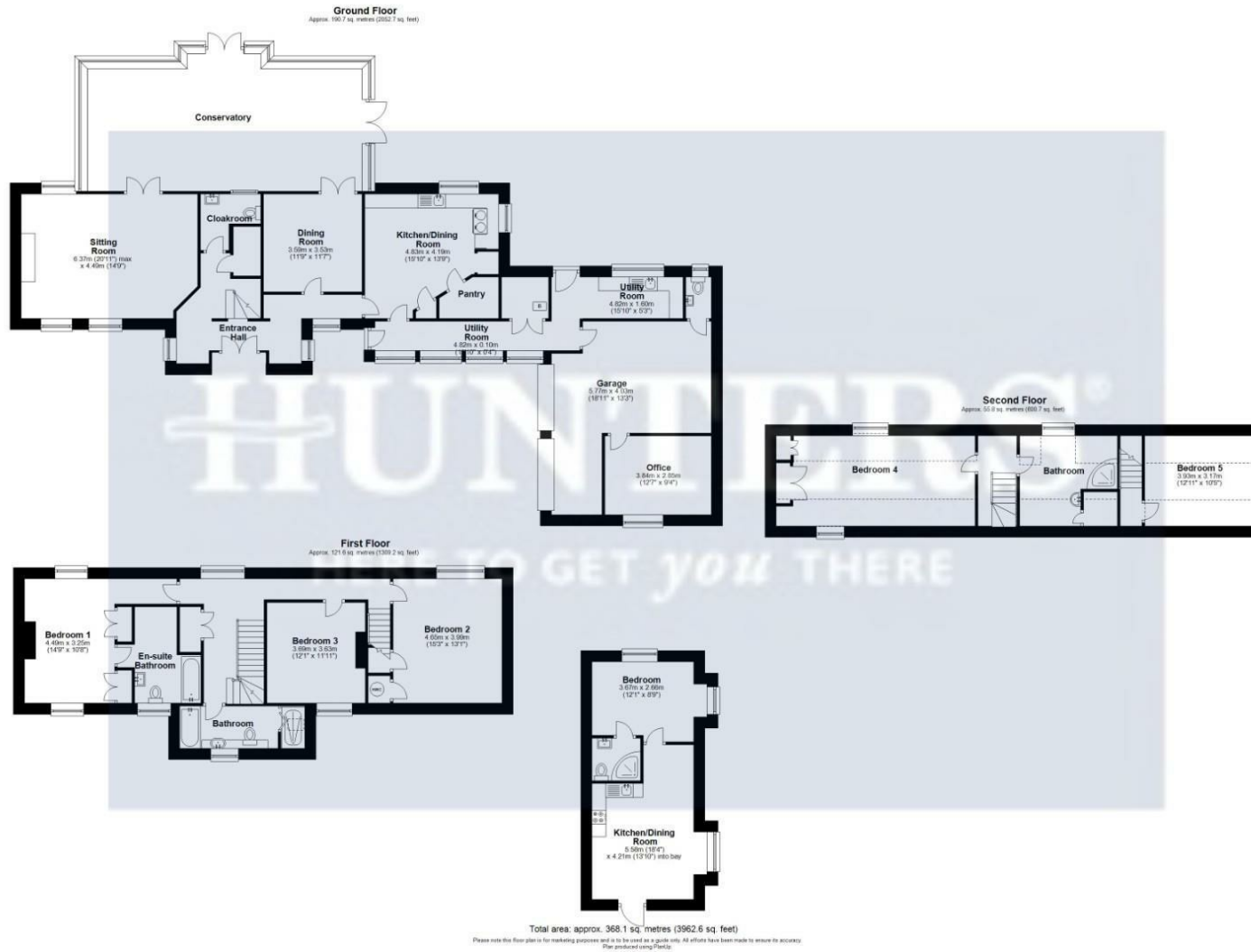
Agents Note.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>

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