

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WONDERFULLY SITUATED THREE BEDROOMED DETACHED BUNGALOW SITUATED IN A SEMI RURAL LOCATION SET WITHIN GENEROUS GROUNDS APPROACHING 1 ACRE. THE LIVING ACCOMMODATION IS IN NEED OF REFURBISHMENT AND HAS HIGH POTENTIAL. NO CHAIN. EPC RATING "E".

Acorn Cottage - Guide Price £495,000

Upper Hook Road, Upton-upon-Severn, Worcestershire, WR8 0SB

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Acorn Cottage

Location & Description

Hook Bank Road is conveniently positioned in open rural countryside yet close to the amenities of Welland, offering a village store, primary school, garage and church and the wider facilities of the riverside town of Upton Upon Severn 3 miles and Malvern 5 miles are all close at hand. Great Malvern has an excellent range of amenities including shops and banks, Waitrose supermarket and the renowned theatre and cinema complex as well as The Splash swimming pool and gymnasium. Upton is equally well served with an extensive range of independent shops, sub Post Office with banking facilities, supermarkets, several pubs, churches and the famous riverside marina.

Transportation communications are good with the property having access to junction 1 of the M50 motorway approximately 6 miles distance, which links to the M5 motorway bringing the Midlands, South West and South Wales into an easy commute. There are main line railway stations located at both Worcester and Malvern with direct links to Birmingham, London and Wales. From the towns of Malvern and Upton regular bus services are on offer connecting the neighbouring areas.

Property Description

Acorn Cottage is a wonderfully located three bedroomed detached bungalow situated in open countryside and affording fine views.

The property is set back behind a lawned foregarden and accessed via a pedestrian gate set into a fenced perimeter where a block paved pedestrian path leads past the shrubs, beds and lawn to the front door, positioned to the right hand side of the property.

To the left hand side double vehicle gates open to the driveway allowing parking for vehicles and giving access to the car park and detached double garage.

One of the key selling points of this property are the generous grounds which wrap around the property to all sides, but to the right hand side is a large paddock and in total the grounds extend to 1 acre and offer outbuildings. There is certainly the potential, subject to the relevant permissions being sought, for the original property to be extended or perhaps development of the paddock as it already has its own vehicular access but this is something the buyer would have to investigate after the sale has completed. The property itself is all on one level with the living accommodation benefitting from double glazing and central heating. However the property is in need of refurbishment and updating and gives any prospective buyer the chance to make the property their own.

Accessed via an obscured, glazed front door positioned to the right hand side of the property and giving access to the living accommodation which comprises in more details of:

Entrance Porch

Glazed window to side and obscured glazed wooden door opening through to

Entrance Hall

Ceiling light point, radiator, useful storage cupboard, wall mounted thermostat control point, doors to all bedrooms and dining room (described later) and further door opening through to

Sitting Room 5.42m (17ft 6in) into bay window x 3.51m (11ft 4in)

Having a double glazed bay window to front with views, ceiling light point, wall light point, open fireplace and two radiators. Door to walk-in storage cupboard and further door to

Inner Hallway

Having ceiling light point, storage cupboard, radiator, airing cupboard housing the hot water cylinder, door to kitchen and bathroom (described later) and sliding door opening through to

Dining Room 3.51m (11ft 4in) x 2.94m (9ft 6in)

Double glazed window to rear, ceiling light point, radiator, door to hallway.





Kitchen 2.87m (9ft 3in) x 2.97m (9ft 7in)

Having been refitted with a range of Shaker style drawer and base units with granite worktop over and matching wall units. A one and a half bowl stainless steel sink unit is set under the double glazed window. There is an integrated five ring AEG **HOB** with **EXTRACTOR** over and eye level **DOUBLE OVEN**, as well as a slim line **DISHWASHER** and **WASHING MACHINE**. Ceiling light point, radiator, granite splashbacks, wall mounted boiler and double glazed window and multi panel glazed door opening through to

Conservatory 5.27m (17ft) x 2.84m (9ft 2in)

Double glazed windows to two sides. Double glazed door opening to driveway, radiator, wall light point, ceiling light point incorporating fan.

Shower Room

Fitted with a low level WC, pedestal wash hand basin, shower enclosure, obscured double glazed window to rear and side, tiled splashback, radiator.

Bedroom 1 4.18m (13ft 6in) maximum into bay window x 2.89m (9ft 4in)

Having a double glazed window to front with views. Radiator, ceiling light point.

Bedroom 2 3.51m (11ft 4in) x 3.56m (11ft 6in) maximum into bay window

Having double glazed window to side, radiator, ceiling light point.

Bedroom 3 3.54m (11ft 5in) x 2.35m (7ft 7in)

Double glazed window to rear, ceiling light point, radiator.

Outside

The garden wraps around the property to all sides and is mainly laid to lawn with a block paved pathway around the perimeter of the bungalow. The majority of the property's grounds are situated to the right hand side of the bungalow and are interspersed with mature specimen trees, with a paddock area which is open to the formal garden and in total the grounds extend to 1 acre. The garden and paddock are enclosed by a fenced and hedged perimeter and benefit from a greenhouse and sensor light points around the house.

To the right hand side of the bungalow and adjoining the paddock a vehicular gate leads onto the lane and also gives access to the single garage, **WORKSHOP (measuring 20'5 x 13')** and another outbuilding.

The paddock, subject to the relevant permissions being sought, may have potential for further development but it will be up to the buyer to investigate this further.

To the left hand side of the property and accessed via double vehicle gates is the driveway allowing ample parking for vehicles and giving access to the carport which is attached to

Double Garage 5.42m (17ft 6in) x 5.42m (17ft 6in)

Up and over door to front, pedestrian door to side, window to side, light and power.

Agent's Note

The vendors will be asking their solicitor to add a clause to the contract with the buyer stating that if planning consent is granted for a separate dwelling (or dwellings) in the future the current owners will be entitled to a share in the uplift in the sale value of the property resulting from this consent. More information on this clause can be discussed with the selling agent.

Agent's Note 2

Draining is through a private septic tank. It will be the responsibility of the buyer to replace the septic tank if required and this has been factored into the asking price of the property.

Agents Note 3

We have been made aware by the vendor that there are currently four trees with Tree Preservation Orders on within the grounds of Acorn Cottage.

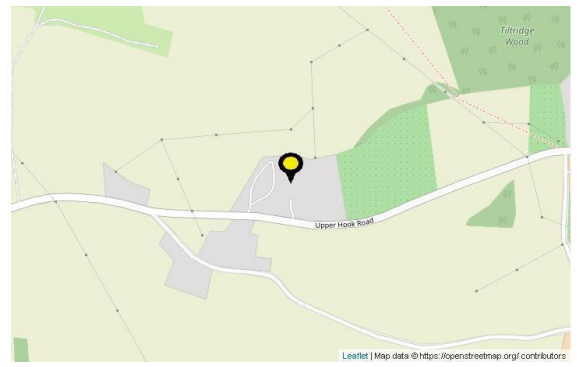


Directions

From the John Goodwin Upton office head along the High Street and turn right into New Street. Proceed for 0.6 miles where New Street turns slightly left and becomes Upper Hook Road where you proceed for a further 0.7 miles and the property can be found on the right hand side as indicated by the agent's for sale board.

WHAT3WORDS: BEAMS.DOWNSIZE.FARMER
WWW.WHAT3WORDS.COM

<https://what3words.com/beams.downsize.farmer>



Services

We have been advised that mains electricity, water and gas are connected to the property. Draining is through a private septic tank. We are awaiting confirmation as to whether the septic tank complies to the septic tank regulations brought in on 1st January 2015 and enforced on 1st January 2020 relating to soakaways and septic tanks. It will be the responsibility of the buyer to replace the septic tank if required and this has been factored into the asking price of the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

Council Tax

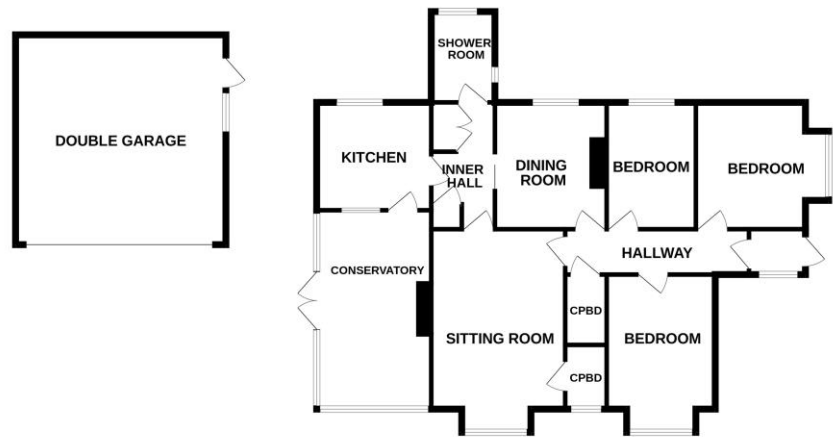
COUNCIL TAX BAND "E"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is E (45).

GROUND FLOOR
1409 sq.ft. (130.9 sq.m.) approx.



TOTAL FLOOR AREA: 1409 sq.ft. (130.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

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