

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



LOCATED IN A SOUGHT AFTER AND PICTURESQUE RURAL HAMLET THIS ELEGANT CHARACTER AND DECEPTIVELY SPACIOUS FOUR BEDROOM FAMILY HOME EXTENDS TO 3819 SQ FT OF VERSATILE ACCOMMODATION. TO INCLUDE A TWO BEDROOM DETACHED ANNEXE WITH TWO EN-SUITE BEDROOMS, A SITTING ROOM AND DOUBLE GARAGE WITH FURTHER POTENTIAL SUBJECT TO PLANNING REGULATIONS ETC. SITUATED IN A GENEROUS PLOT WITH PRIVATE SOUTH FACING GARDENS GIVING WONDERFUL VIEWS OVER OPEN COUNTRYSIDE TO ALL ASPECTS WITH PLENTY OF PARKING. EPC RATING 'E'.

Bridge House – Guide Price £925,000

Bridge House, Welland Stone, Upton-upon-severn, Worcestershire, WR8 0RW



Bridge House

Location & Description

Bridge House enjoys a quiet setting in unspoilt open countryside, but yet is within easy reach of local amenities with the well served riverside town of Upton upon Severn being approximately three miles, where there is a full range of amenities including a good variety of shops, post office, three supermarkets, several public houses and places to eat out, a doctor's surgery with pharmacy and dentist and a primary school which follows onto the sought after Hanley Castle High School. Further and more extensive facilities are available in the larger cultural spa town of Great Malvern approximately four miles away which has a comprehensive choice of amenities including shops, banks, Waitrose supermarket and the renowned theatre and cinema complex, together with the Splash leisure pool and gymnasium all in the backdrop of the beautiful Malvern Hills.

Transport communications are excellent with junction 1 of the M50 motorway being just under five miles away and a mainline railway station in Great Malvern offering direct links to Worcester, Birmingham, London Paddington, Hereford and South Wales.

Property Description

Bridge House offers a wonderful opportunity to purchase a versatile and deceptively spacious rural detached property having living accommodation in excess of 3819 sq ft.

The main house enjoys elegant and characterful accommodation over 2700 sq ft including five reception rooms and four bedrooms, one with an en-suite for the growing family. The detached annexe and garage block provide additional accommodation which has been used as a Bed and Breakfast in recent years and includes a sitting room and two En-suite bedrooms as well as a double garage.

Approached via a quiet lane the driveway which is block paved leads through pillared double wrought iron gates opening to the parking area. A block paved pathway leads to the front door past the lawned fore garden and opens to the living accommodation which benefits from double glazing, oil fired central heating and a private septic tank.

Double glazed double wooden doors opening to:

Entrance Porch 4.31m (13ft 11in) notes x 3.92m (12ft 8in) notes

Ceiling light point, glazed windows to either side, ceramic tiled floor and a lovely hardwood door with lead light glazing opening to:

Reception Hall 2.45m (7ft 11in) x 4.11m (13ft 3in)

Ceiling light point, double central heating radiator, stairs to first floor via an open wooden balustraded staircase with storage cupboards under. Door opening to:

Study/Office 2.58m (8ft 4in) x 3.04m (9ft 10in)

Currently used as the study/office, being fitted with a range of office furniture incorporating a desk, drawers, cupboards and filing cabinet. Double glazed windows to side, central heating radiator, ceiling light point.

Inner Hallway 3.72m (12ft) x 2.71m (8ft 9in)

Ceiling light point, central heating radiator, doors lead though to the sitting room and kitchen. An exposed wooden entrance leads through to:

Dining Room 4.75m (15ft 4in) x 2.97m (9ft 7in)

A wonderful space for formal entertaining with a double glazed window to front and double glazed wooden French doors opening to the side patio with a covered veranda.

Sitting Room 7.13m (23ft) x 4.49m (14ft 6in)

A particularly generous room with double glazed windows to side x two, two radiators, two ceiling light points, coving to the ceiling and exposed wood timbers to one wall. The main feature of the room is an imposing recessed wooden fireplace with Esse wood burning stove set onto a





ceramic tiled hearth. Two sets of double glazed French doors open to the conservatory.

Kitchen/Breakfast/Family Room

A delightful family orientated space split into three main areas as follows:

Kitchen Area 3.28m (10ft 7in) x 4.57m (14ft 9in)

A delightful space for any cook having double glazed windows to rear overlooking the formal garden and to the glorious rural views beyond. Having a range of bespoke pippy-oak cupboard and drawer base units with a mix of granite and oak worktops with a sunken ceramic twin bowl sink with mixer taps. The kitchen is further enhanced by an integrated DISHWASHER and Full height FRIDGE with wine rack over, space and connection point for American style fridge freezer, bottled LPG connection point for the RANGE COOKER set into the chimney breast with brick surround and a feature exposed beam with tiled splash back. A ceramic tiled floor flows through to:

Breakfast Area 7.47m (24ft 1in) x 2.73m (8ft 10in)

Central heating radiator, ceiling light point, continued work surface area with shelving and wine rack under. A family orientated space which is further open to:

Family Room

Double glazed window overlooking the formal garden to the views beyond. Double glazed door and window to side. Exposed chimney breast with a Living Flame LPG gas fire. TV point, wood laminate flooring. Double doors open to:

Conservatory 3.97m (12ft 10in) x 3.95m (12ft 9in)

Glazed to two sides, having a ceiling light point and central heating radiator.

Side Hall

Leading off the kitchen and having double glazed door to side, feature arch to utility room and door to:

Cloakroom

Obscured glazed window to side, ceiling light point, wall mounted extractor fan, low level WC, pedestal wash hand basin with mixer tap, tiled splashback, central heating radiator.

Utility Room 2.66m (8ft 7in) x 1.60m (5ft 2in)

Fitted with an additional range of cupboards with granite worktop and wicker sliding baskets for storage. Double glazed window to rear, stainless steel sink with drainer and mixer tap over and cupboard under. Space and plumbing for washing machine, oil fired boiler, inset ceiling spotlights, coat hooks and central heating radiator.

First Floor Landing

Decorative dado rail, radiator, ceiling spot lights, loft access point, Airing Cupboard housing the hot water tank with wooden slatted shelving over. Doors leading off to:

Master Bedroom 4.78m (15ft 5in) x 7.21m (23ft 3in)

maximum (4.95 16'3 minimum)

A spacious room with double glazed window to side aspect, part vaulted ceiling, ceiling light point, radiator and door leading through to the Orangery and a door to:

En-Suite

Double glazed window to rear, pedestal wash basin, low level WC, separate shower enclosure with shower over, ceiling light point, decorative dado rail, double radiator.

Bedroom 2 3.95m (12ft 9in) x 3.51m (11ft 4in)

Double glazed window to side with vaulted ceiling displaying exposed wooden roof trusses making this a particularly pleasant room with wall light points and a central heating radiator.

Bedroom 3 2.97m (9ft 7in) x 3.51m (11ft 4in)

Double glazed window to rear aspect, range of fitted wardrobes with matching dressing table and cupboards over, radiator, pedestal wash hand basin, shower enclosure with power shower over, ceiling light point.





Bathroom Obscure double glazed window to front and fitted with a Victorian style rolled edge bath with mixer taps and shower head fitment, low level WC in white with matching pedestal wash hand basin and bidet, tiled splash backs, wall light points, ceiling light point, loft access point, double radiator, built in storage cupboard with shelving over.

Orangery 4.93m (15ft 11in) x 3.18m (10ft 3in) A very pleasant room with double glazed windows to front and side and double glazed wooden French Doors opening to the railed balcony which enjoys views to the Malvern Hills and across neighbouring countryside. The room benefits from a ceiling light point, double radiator, built in wooden cupboard with wine rack and inset copper sink, ceramic tiled floor.

Balcony

Having wrought iron and wood railings with ceramic tiled floor and steps leading down to the side patio. This is a wonderful area to enjoy the pleasantries of this suburb location which enjoys south westerly views.

Double Garage 5.37m (17ft 4in) x 6.76m (21ft 10in) Two sets of double wooden doors accessing the garage space having light and power, floor mounted boiler supplying central heating to the Annexe.

Annexe The impressive annexe is accessed via a double glazed wooden door opening to the additional accommodation which could, along with the garage and subject to the relevant permissions being sought, be converted into a self contained annexe, holiday let or office space.

Hall Double radiator, stairs rising to first floor and door opening to:

Annexe Sitting Room 2.37m (7ft 8in) x 4.37m (14ft 1in) Currently used as the sitting room for the bedrooms above the room benefits from having a double glazed window to side, ceiling light point and double radiator.

First Floor Landing Useful storage cupboard and doors opening to:

Bedroom 5 2.66m (8ft 7in) x 4.54m (14ft 8in) Double glazed window to rear, double radiator, wall light points, fitted wardrobe with mirrored sliding doors incorporating hanging and shelf space. Door opening to:

En-Suite White low level WC, vanity wash basin, mixer tap, cupboard under, panelled bath with mixer tap, shower head fitment, ceiling spot lights, extractor fan, wall mounted radiator.

Bedroom 6 2.56m (8ft 3in) x 3.33m (10ft 9in) Double glazed window to side and obscured porthole feature window to front, range of fitted bedroom furniture incorporating wardrobes and bedside tables, inset ceiling spot lights, radiator, door opening to:

En-Suite Obscured porthole feature window to front aspect, contemporary white low level WC, pedestal wash hand basin and separate shower enclosure, tiled splash backs, inset ceiling spot lights, radiator.

Outside A lawned area to the front of the property with a tarmac driveway leads to the double iron gates into the block paved parking area for plenty of cars and the double garage.

The south facing mature garden backs directly onto undulating farmland giving superb views across this quiet and unspoilt setting. The sculpted lawn is bordered by a gravel and paved path leading past the tendered planted beds offering a wide variety of flora, interspersed with mature specimen and fruit trees. A wonderful arbour situated behind the garage has a grapevine and climbing Rose and a further raised seating terrace enjoys the glorious views over the surrounding countryside. A dwarf wall encloses the garden directly to the side of the residence providing a sheltered seating area with mature planted beds and a water feature. To the side of the garage is the utility garden which is has a gravel area accessing the two wooden WORKSHOPS with light and power and a GREENHOUSE.

There is a second gated parking area positioned to the side of the main house with parking for plenty of cars.



Directions

From the John Goodwin Upton upon Severn office proceed along the A4104 out of town for 0.7 miles after which turn left onto the B4211 for 0.9 miles and take the right hand turn signed Welland Stone. After 1.6 miles the property will be found on the left hand side as indicated by our For Sale board.



Services

We have been advised that mains water and electricity are connected to the property together with bottled LPG for the cooker and gas fire. Oil fired central heating and private septic tank drainage. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers 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

Strictly by appointment through the Agents Upton upon Severn office. (01684 593125)

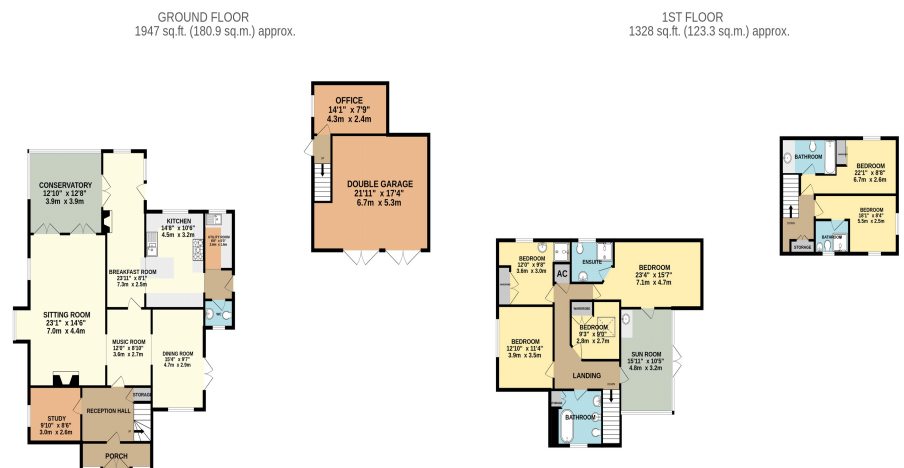
Council Tax

COUNCIL TAX BAND G.

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is E.



TOTAL FLOOR AREA: 3275 sq.ft. (304.2 sq.m.) approx.
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 is given 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 leases 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.