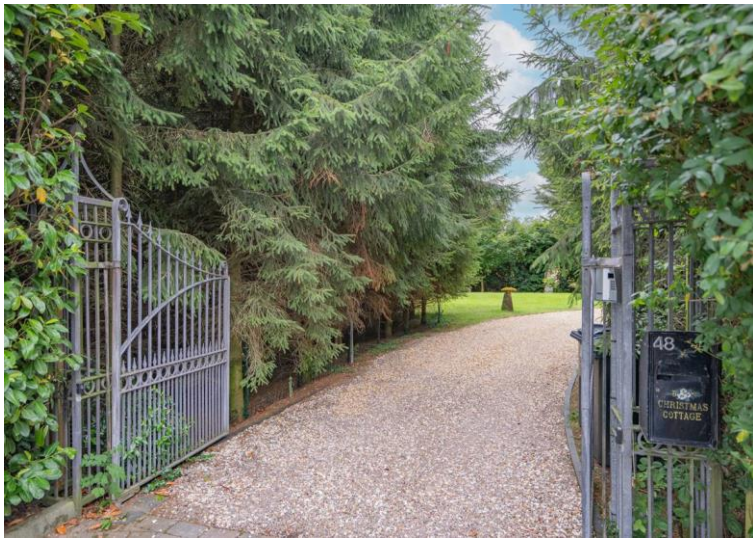


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A CHARMING GRADE II LISTED TIMBER FRAMED PROPERTY SITUATED IN ITS OWN PRIVATE GROUNDS WITH OPEN VIEWS ACROSS PASTURELAND. TASTEFULLY EXTENDED AND UPDATED TO CREATE A WONDERFUL FAMILY DWELLING FULL OF PERIOD CHARACTER AND CHARM. ENERGY RATING "E"**

## Christmas Cottage - Guide Price £700,000

48 Kinnersley, Severn Stoke, Worcestershire, WR8 9JR





# Christmas Cottage

## Location & Description

The property is located in the charming, small village/hamlet of Kinnersley which has the benefit of a public house, The Royal Oak, and is located approximately three miles from Upton upon Severn, eleven miles from Malvern and eight and a half miles from Worcester. Access to Junction 1 of the M50 is approximately six miles distant which links to the M5 motorway. The property falls within the catchment area for the highly regarded Hanley Castle High School, which is approximately four miles distant. There are also mainline railway stations located at both Worcester and Malvern and a new station at Worcester Parkway.

The riverside town of Upton upon Severn offers a range of amenities with further and more extensive facilities available in Malvern, Tewkesbury or the City of Worcester.

## Property Description

Christmas Cottage is a beautiful Grade II Listed period cottage which has been extended and improved to create a wonderful living environment full of period character and charm, yet coupled with the amenities of modern day living. One of the key attractions of this property is its wonderful location set in its own private grounds that offer seclusion and privacy and is open to three sides overlooking farmland.

The house is initially approached via electrically operated wrought iron decorative gates that open to a gravel driveway that meanders through the formal grounds that are mainly laid to lawn with small Fir coppice's on each side of the driveway. The driveway leads over a cattlegrid and continues to the front of the property and opens up to the right to provide ample parking and access to the detached brick built garage that is currently divided into two storage and workshops areas, described later. Close to the house is a formal lawn, with beautifully planted beds between which steps descend to an entrance porch. To the left of the property is a sunken patio protected to three sides by planted beds and giving direct access into the living/dining area and affording views over open farmland.

The original timber framed cottage has been extended to create wonderful accommodation set over two floors, all under a pitched tiled roof with beautiful dormers with ornate lead panel over. Double Oak doors give access to the accommodation which benefits from part double glazed and oil fired central heating.

The accommodation in more detail comprises:

## Entrance Porch

Set under a pitched tiled roof with wooden framing and glazed windows. Entered through the double, wooden front door to porch area, further obscure glazed wooden stable style door opening to

## Reception Hall

A welcoming space in the centre of the house and having a lovely open wooden balustraded staircase to first floor. Understairs cupboard and drawer storage. Double glazed window to front with further obscure glazed window. Two ceiling light points. Exposed ceiling timbers and doorway through to sitting room, living, dining kitchen, utility (described later) and to

## Shower Room

Fitted with a close coupled WC and modern vanity wash hand basin with mixer tap and cupboards under. Shower enclosure with thermostatically controlled shower over and marble splashbacks. Chrome wall mounted heated towel rail, inset ceiling spotlights and wall mounted extractor fan. Shaver point.

## Living Room 6.51m (21ft) x 3.97m (12ft 10in)

Being in the original part of the building and having beautiful exposed wall and ceiling timbers. The room is split by an open central timber divide. This is a wonderful room with dual purpose and having double glazed windows to two sides. A focal point is the wonderful fireplace with an open cast iron grate with canopy over. Wall light points and radiators.

## Open Plan Living, Dining Kitchen 5.01m (16ft 2in) max x 7.13m (23ft)

A fantastic open plan area divided into three main areas the first of which comprises:







### Kitchen

Fitted with a range of white fronted drawer and cupboard base units with granite worktop over set into which is a one and a half bowl stainless steel sink unit with mixer tap. Range of matching wall units incorporating display cabinets with underlighting. The kitchen area offers a range of integrated appliances including a four ring electric **HOB** with extractor over, single **OVEN** under, **DISHWASHER** and **FRIDGE**. Set into a fireplace with wooden surround is an oil fired **AGA** with extractor and light over. Inset ceiling spotlights To one wall is a bespoke built storage and display cabinet with downlighters and drawers and worksurface under. The kitchen is open to

### Dining Area

Further double glazed windows to side and rear, ceiling light point and radiator. This area continues to

### Sitting Area

With exposed ceiling timbers and a wonderful view through double glazed doors to the patio and then to open pastureland. Access to patio through double door. Further double glazed window to front. Radiator.

### Utility Room 3.20m (10ft 4in) x 1.44m (4ft 8in)

Re-fitted in 2024 with a range of additional cupboards with worksurface, set into which is a one and a half bowl sink unit with mixer tap and drainer. Wall units, floor mounted oil fired boiler, tiled floor and splashbacks. Inset ceiling spotlights, undercounter space and connection point for washing machine, space for additional fridge freezer. Extractor fan.  
First Floor

### Landing

Skylight to rear. Set into the double glazed dormer window is a useful recess used by the present owner as a small study. Currently fitted out with shelves and airing cupboards. Radiator, ceiling light point, exposed wall and ceiling timbers. Door to

### Master Bedroom 4.90m (15ft 10in) x 3.82m (12ft 4in)

Two double glazed Velux skylights and a further double glazed window giving views over open pastureland and to the Malvern Hills. Fitted into the eaves is a range of modern purpose built wardrobes incorporating hanging and shelf space, dressing table with drawers to either side. Two radiators, inset ceiling spotlights, feature alcove with downlighting. Half vaulted ceiling. Access to loft space.

### En-suite

Fitted with a low level WC and vanity wash hand basin with waterfall style mixer tap and cupboard under. Free standing Roll edged bath with mixer tap and shower head fitment. Wood panelling to half height. Ceiling light point and two mirrored walls. Obscure double glazed dormer window to front. Wall light point and radiator.

### Bedroom 2 2.71m (8ft 9in) min x 4.00m (12ft 11in)

A lovely dual aspect room enjoying a double glazed window and further glazed window to front. Exposed wall and ceiling timbers, ceiling light point and radiator. Purpose built fitted wardrobes with desk unit.

### Bedroom 3 2.61m (8ft 5in) x 4.00m (12ft 11in) max

Skylight and glazed window. Ceiling light point, exposed wall and ceiling timbers. Radiator and fitted wardrobe with hanging space.

### Bedroom 4 2.14m (6ft 11in) x 2.82m (9ft 1in)

Fitted out and used by the current owners as a dressing room and having a range of wardrobes with hanging space. Ceiling light point, window to rear.

### Outside

In addition the gardens already described there is a

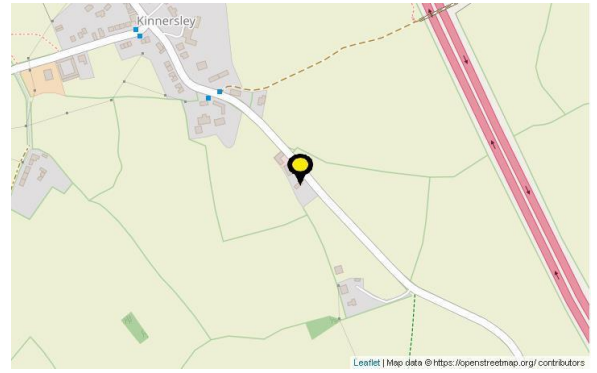
### Detached Garage

With pitched roof. Currently divided into two main areas the first of which is 7'5 x 8'9 with up and over door to front. This has been divided into a Storeroom/Workshop 7'3 x 8'9 accessed via a pedestrian door from the driveway. Power to both areas. It would be simple task to convert the space back to its original design.

There is also a large wooden **GARDEN STORE**. The whole garden is enclosed by a fenced perimeter with mature firs and conifer hedging to three sides making the garden private and secluded. Surrounding the property are sensed and wall light points.

## Directions

From the agent's office in Upton upon Severn proceed over the river bridge towards Pershore continuing to the roundabout junction with the A38 Worcester to Tewkesbury road. Go straight on at the roundabout and after about 0.5 of a mile or so then turn left at the T Junction signposted Kinnersley. Proceed for about 0.5 of a mile to the edge of the village and the gates to the property (which is the first property in Kinnersley) will be found on the left immediately adjacent to the 30 mph signs and identified by the agents's For Sale Board.



## Services

We have been advised that mains electricity and water are connected to the property. Central heating is provided by an oil fired system. Drainage is to a bio-disc treatment plant positioned under the cattle grid as you drive in. 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

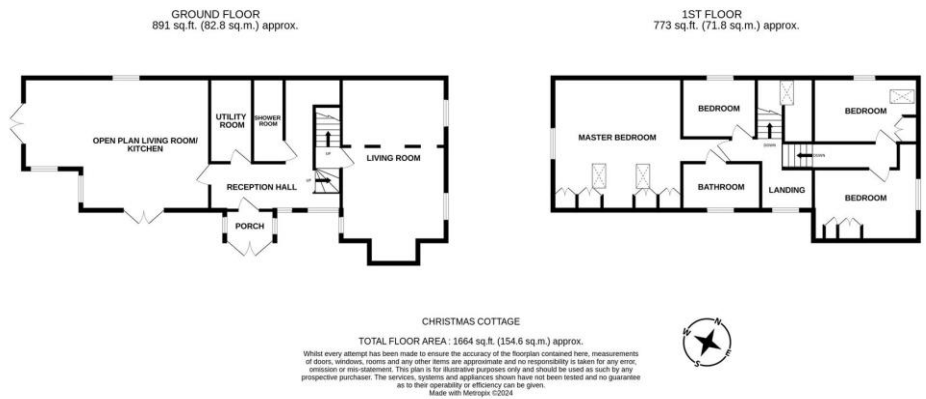
## Council Tax

COUNCIL TAX BAND "D"

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 (50).



### 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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