

**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



UNIQUE VICTORIAN DETACHED FORMER PUMP HOUSE DATING BACK TO 1908. EXTENSIVE REFURBISHMENT OVER RECENT YEARS TO PROVIDE CONTEMPORARY STYLE LIVING WITH AN OPEN PLAN LIVING/DINING/KITCHEN, A CLOAKROOM/UTILITY, TWO DOUBLE BEDROOMS BOTH WITH EN-SUITES, AMPLE PARKING AND GARDEN WITH OPEN VIEWS OVER COUNTRYSIDE TOWARDS THE MALVERN HILLS. WITHIN WALKING DISTANCE TO ALL AMENITIES. NO ONWARD CHAIN. EPC C.

The Old Pump House – Offers In The Region Of £325,000

New Street, Upton upon Severn, Worcestershire, WR8 0HP

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The Old Pump House

Location & Description

Upton upon Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year. The town offers a good variety of shops, pubs and restaurants alongside a Doctors surgery with pharmacy and dentist, a library and rugby club to name but a few.

Located approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at Pershore, Worcester and Malvern with direct links to London for the commuter.

Property Description

The Old Pump House is a unique and unusual detached property located in a central position within the town, yet commanding open views over green space and towards the Malvern Hills in the distance adding to the appeal. The building was originally built to house two steam engines and operated as Upton's main pump house until around 1970.

This attractive, brick built Victorian home has benefited from extensive and thoughtful refurbishment over recent years to offer modern, light & open plan living with a spacious living/dining area, a modern and well fitted bespoke kitchen, a downstairs WC and rear hallway with storage. On the first floor there are two En-suite double bedrooms. Further benefits include cellar storage, UPVC double glazing, gas central heating and ample parking. The mature landscaped garden offers a lawned area and patio seating area to dine "Al Fresco" with family and friends and take in the evening sun setting over the Malvern Hills.

The property is approached from New Street, through private, electric gates, into an attractive gravelled parking area with an attractive stone centre circle feature. There is ample parking for several vehicles. Reclaimed brick steps lead to the pump houses's original front door, circa 1908, with decorative arch glass panelling above and reclaimed bulk-head lighting to either side.

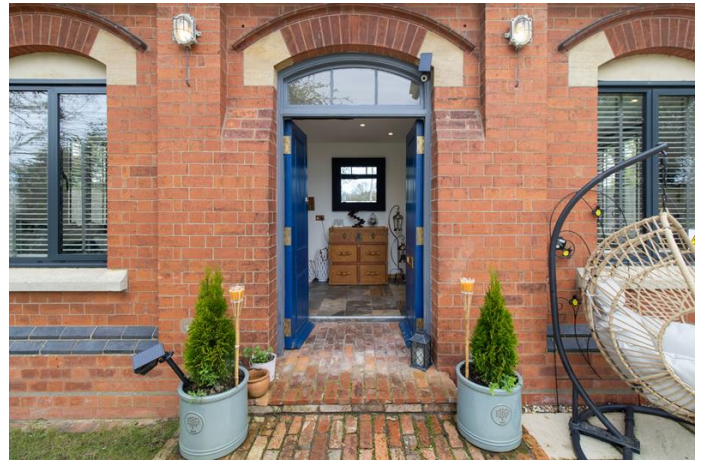
Front Entrance

Original refurbished wooden front double door with arched glass panel over. Reclaimed brick steps leading to door. Lantern lights lighting up the steps and reclaimed bulk head lights (originally from the bomb factory in Hereford) either side of the door.

Steps up to the light and spacious contemporary open-plan living and dining area with kitchen area adjoining. Porcelain tiled flooring in entrance area and kitchen with underfloor heating. Engineered oak flooring to dining area and sitting room space. Powder coated aluminium windows to the front aspect overlooking fields and the Malvern hills beyond with oak veneer window sills. Window to side overlooking the lawned area to the rear aspect. Recessed ceiling spotlights throughout. Copper sockets and reclaimed brass and copper light switch panel circa 1920.

Sitting Room Area 23.32ft (7.11m) max x 18.34ft (5.59m) max TOTAL FOR MAIN LIVING SPACE ON GF

Window overlooking the front of the property, with open views beyond and two windows overlooking the driveway area to the side of the property. Oak veneer window sills. Engineered oak flooring. Wall mounted designer Pheonix cast vertical radiator. Oak door through to rear entrance hall. Oak door through to downstairs WC/ utility area





Utility Area with WC 5.25ft (1.60m) x 5.74ft (1.75m)

With tiled stone flooring, low level WC with wash hand basin and storage cupboard under. Recessed ceiling lights. Space and plumbing for washing machine. Chrome ladder style heated towel rail. Extractor fan. Wall mounted mirrored corner storage cabinet.

Kitchen

With a semi-open layout leading from the dining area, the kitchen has been cleverly designed to provide maximum storage and cooking space. Underfoot there is tiled flooring with the convenience of underfloor heating along with solid oak worktops and upstands, a range of gloss anthracite base units, wall units (with effect lighting under) and drawers. Cook and Lewis stainless steel sink with black glass draining board and mixer tap over. Copper sockets. Rangemaster 900mm stove with electric oven and 5 burner gas hob with extractor hood over. Freestanding American style fridge freezer. Space for a slimline dishwasher. Recessed ceiling spotlighting.

Rear Hall

Leading from the Sitting Room Area; Rear wooden door to outside. Door to storage cupboard housing wall mounted Baxi combination boiler and consumer unit. Recessed ceiling spotlights. Wall mounted radiator. Cellar hatch with stairs down leading to the cellar housing a panel radiator, bulkhead lighting and further storage room. The cellar has a cavity drain system. Stairs rising to first floor landing with half arched window, radiator and recessed spotlights.

First Floor

Master Bedroom 14.92ft (4.55m) max x 10.66ft (3.25m) max

Two Velux windows with views over neighbouring open space and towards the Malvern Hills in the distance. Feature sloping ceiling. Recessed ceiling spotlights. Original feature round window overlooking the driveway. Brass light switch panel. Radiator. Open wardrobe area with sloping ceiling above. Door through to;

En Suite Bathroom

Feature sloping ceilings with recessed 'daylight' strip lighting. Phoenix white freestanding bath with waterfall mixer tap over. Corner shower cubical with Pheonix monsoon shower head over and separate detachable shower head. Chrome ladder style heated towel rail. Extractor fan. Tiled flooring.

Bedroom Two 8.33ft (2.54m) max x 13.09ft (3.99m) max

Double glazed Velux window with views and further feature round window with rear aspect. Recessed wardrobe storage with hanging rail. Radiator. Door through to;

En Suite Shower Room

Corner shower with sliding curved glass doors and mains shower with a rain shower head. Velux window to the rear. Low level WC and corner wash hand basin with storage unit under and mixer tap with built-in LED. Feature 'Daylight' strip lighting

Outside

The property is positioned in the centre of a plot totalling approximately 0.2 acres (not verified). Designed with low maintenance in mind, there is an extensive 'in and out' gravel driveway with feature reclaimed brick built island, LED lantern lighting and brick edged raised beds to the front and side boundaries. A lawned area and water tap also can be found a the front aspect. The properties main entrance is positioned to the right hand side of the property and also provides for a pleasant outside space with a lawned area and paved patio seating area to take in the views over the open fields towards the Malvern Hills in the distance over the adjoining boundary with low box hedgerow. At the rear is an artificial grass lawned area edged with railway sleepers and raised flower beds and is surrounded by panelled fencing to two sides.

Directions

From our John Goodwin office, turn left along the High Street, taking a right into New Street. Continue to the bottom of New Street and the property is located on your left hand side after a row of terrace town houses. It is set back from the road and is indicated by our For Sale board.



Services

We have been advised that mains services are connected to 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 infer 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 purchases/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 formerly 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

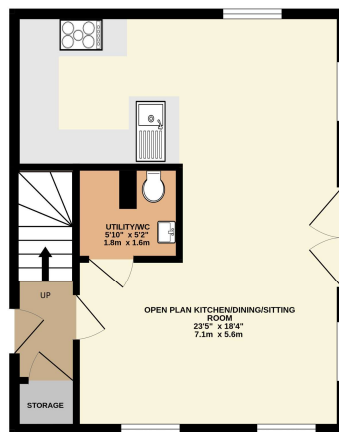
COUNCIL TAX BAND "C"

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

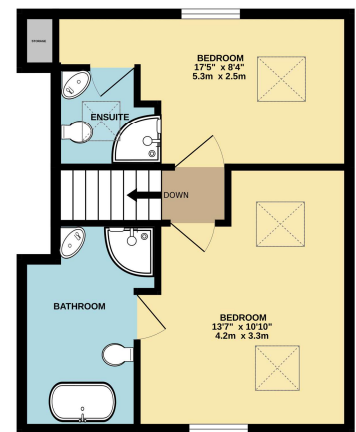
EPC

The EPC rating for this property is C (79).

GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.9 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 as to their operability or efficiency can be given.
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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.



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