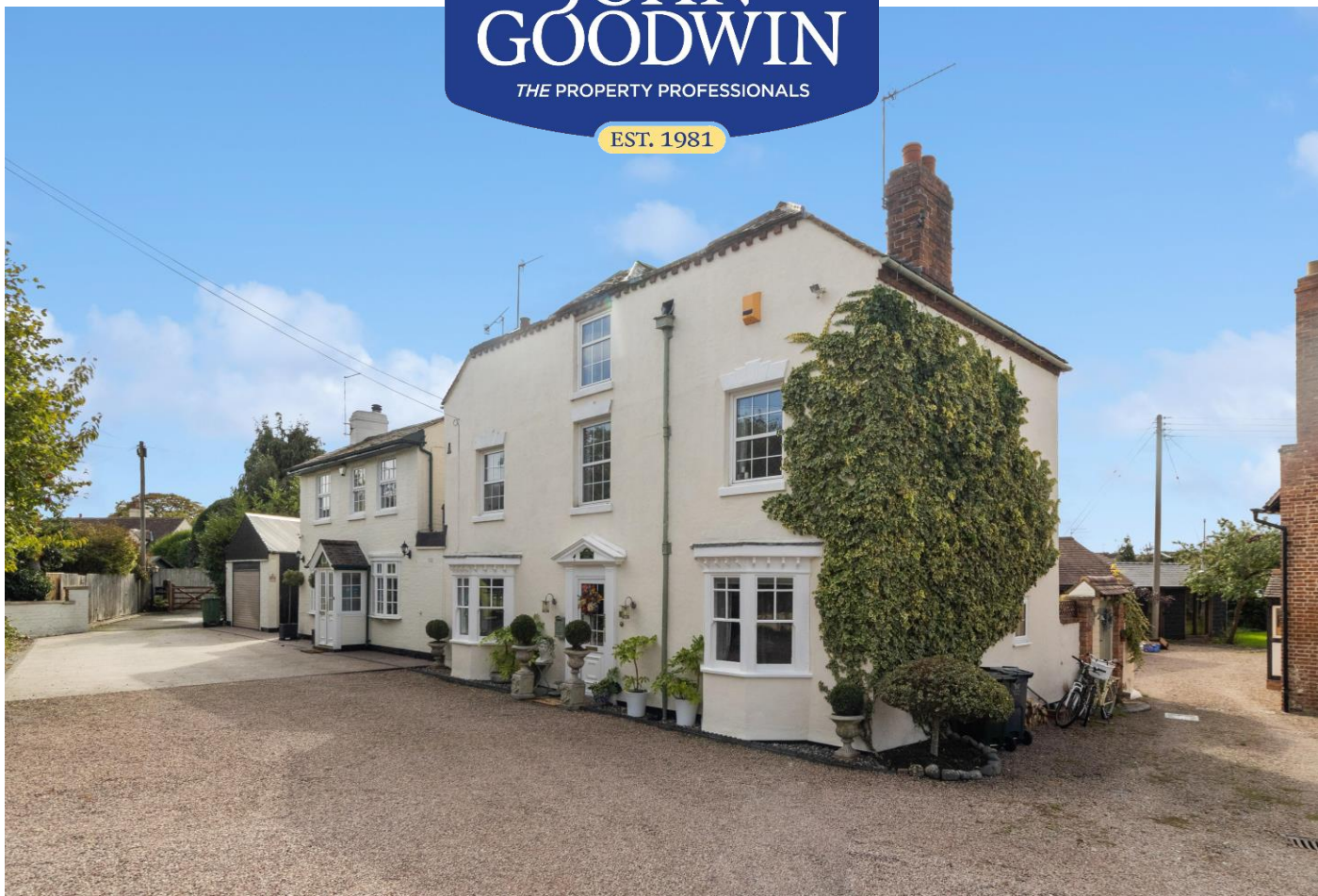


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A RARE OPPORTUNITY TO ACQUIRE AN ELEGANT FULLY REFURBISHED GEORGIAN RESIDENCE SITUATED LESS THAN A MILE FROM THE RIVERSIDE TOWN OF UPTON UPON SEVERN OFFERING BEAUTIFULLY PRESENTED VERSATILE ACCOMMODATION OVER THREE FLOORS. EPC RATING 'F'

Holly Green House - £550,000 Guide Price

Holly Green, Upton-upon-severn Worcester, WR8 0PD

4 2 2



Holly Green House

Location & Description

The riverside town of Upton upon Severn offers a comprehensive range of local amenities including a doctors surgery, butchers shop, Church, a selection of general stores, Post Office, bank, library, public houses, primary schooling with secondary schooling at Hanley Castle and independent schools in Malvern and Worcester.

Upton upon Severn has a marina and to date there is an annual point to point meeting as well as Jazz, Folk and Blues Festivals. It is well positioned being approximately three miles from the M50/M5 motorways and approximately 11 miles from Worcester, 15 miles from Cheltenham and Gloucester, 7 miles from Tewkesbury and 8 miles from Malvern.

Property Description

The individual accommodation has been completely renovated and finished to a high standard and provided great versatility. On the ground floor an open plan entrance flows through into an attractive sitting room with feature fireplace, open plan living/dining room, a beautiful kitchen with under floor heating and a cloak room. On the first floor there are three well proportioned bedrooms and a fantastic bathroom. The loft has been converted to create a wonderful fourth double bedroom having vaulted ceiling and an en suite shower room.

An imposing period residence is situated on the edge of the Riverside town of Upton upon Severn being less than a mile from the town centre; Holly Green House is believed to date back to the 1740's and over the years has been completely renovated to provide excellent family accommodation. Many period features have been retained including fireplaces, beams, alcoves and externally the well. The beautifully presented accommodation briefly comprises; raised entrance, snug, open plan living/dining room, kitchen and WC. In addition on the first floor there are three bedrooms and a family bathroom, an Italian style staircase leads up to the third floor which offers a further double bedroom with an en suite shower room.

Reception Hall

A hand crafted raised oak floor divides this open planned room into two sections. The entrance section gives access through to the snug and rest of the ground floor, ceiling light point, electric heater and an archway with decorative finishes leads to;

Snug 3.44m (11ft 1in) x 3.28m (10ft 7in)

A beautifully decorated snug with a feature Georgian style brick fireplace with an inset log burner, an attractive bay window with sash detail to the front aspect, an exposed ceiling beam and ceiling light.

Living/Dining Room 5.50m (17ft 9in) x 3.04m (9ft 10in)

Being a versatile open plan living area currently divided into a living/dining room having a range of exposed ceiling beams and a sympathetically reconditioned Georgian brick fireplace at the heart of the room with decorative alcoves to either side. A sash bay window looks out to the front aspect and a UPVC double glazed door with matching side panel opens out to the delightful south facing courtyard garden. The room further benefits from modern fittings including wall mounted lights, and electric heaters. There is access to the first floor and a stable door opens to;





Kitchen 4.52m (14ft 7in) x 2.71m (8ft 9in)

The kitchen has been designed to be in keeping with the original aesthetics of the building using charming antique pieces creating a range of base and wall mounted units with tiled surround, inset ceramic one and a half bowl sink with mixer tap, wall mounted corner cupboards and the ceiling exposes timber beams. Double glazed windows to the rear and side provide views out to the courtyard garden and access by a UPVC door. There is space and connection point for a free standing cooker and plumbing for a washing machine and space for tall fridge/freezer. The room further benefits from under floor heating.

Door from Living/Dining Room

A door gives access to the stairwell and a step down leads to the;

Cloakroom

Tiled floor, exposed beams, corner wash hand basin with cupboard under, double glazed window to side aspect, low level WC, corner, wall mounted heater and ceiling light point.

A stairwell with a rope hand rail leads up to the;

Landing

Beautifully presented and spacious landing benefits from a UPVC double glazed bay window to the rear aspect, decorative alcove, archway with grapevine detail and lighting, slatted storage cupboards housing the airing cupboard, exposed beam, ceiling light and a electric heater. Refurbished wooden doors open to;

Bedroom 1 5.50m (17ft 9in) x 3.02m (9ft 9in)

A beautifully presented light and spacious bedroom benefitting from dual aspect UPVC double glazed windows to the front and rear, a painted cast iron fireplace, exposed ceiling beam, power points, electric heater and ceiling light.

Bedroom 2 3.54m (11ft 5in) x 3.25m (10ft 6in)

A light and airy double bedroom having UPVC double glazed window to the front aspect, exposed beams, a cast iron feature fireplace, original mouldings, loft inspection hatch, power points, electric heater and ceiling light point.

Bedroom 3 3.30m (10ft 8in) Max x 2.66m (8ft 7in)

With views to the front aspect, this room benefits from a UPVC double glazed window to front aspect, ceiling light point, exposed beam, electric heater and a fireplace.

Bathroom

A striking feature of this bathroom is the attractive roll top bath, mixer tap over with telephone style shower head attachment. The bathroom benefits from part tiled walls, a vanity unit with inset sink and drawers under, low level WC, ceiling light and beam.

Staircase

A modern Italian curved staircase leads up to;

Bedroom 4 4.21m (13ft 7in) x 3.38m (10ft 11in) to eaves

Having been beautifully converted, this room retains its character with exposed timber trusses to the walls and ceiling having space into the eaves. A UPVC double glazed window gives views to the front aspect and wall mounted heater, wall mounted light. A reconditioned Victorian door opens to;

En Suite Shower Room

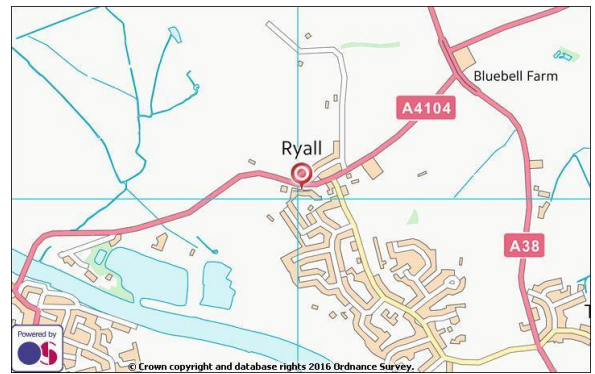
Rear facing window, wall mounted wash hand basin, low level WC, shower cubicle with tiled surround and Triton shower over, exposed beams and storage into eaves.

Outside

A pagoda style tiled entrance gives access to the delightful south facing courtyard garden which enjoys a good degree of privacy having a walled perimeter. The courtyard has the original well; well stocked flower beds with a range mature shrub and flower borders, a feature water pump, and a raised covered seating area provides a delightful space to relax in.

Directions

From the agents office in Upton upon Severn proceed left onto Church Street and upon reaching the mini roundabout, take the 2nd exit, taking the bridge over the River Severn. Continue past the Marina and proceed for a short distance until a lay by is visible on your right hand side. Take the second turning into the lay by and the property will be directly in front of you.



Services

We have been advised that mains electricity, water and drainage are connected to the property with night storage heating. 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 verification) 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 office. 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 F (30).



TOTAL FLOOR AREA: 1418 sq ft (131.8 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances herein have not been tested and no guarantee as to their operability or efficiency can be given.
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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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