



Allan Morris
estate agents

The Elms, Guarlford Road, Malvern, WR14 3QP

 **MAYFAIR**
OFFICE GROUP

Guarlford Road, Malvern, WR14 3QP

A stunning Grade II Listed five bedroom detached home sat in a south facing landscaped plot of around a third of an acre, situated within walking distance of the facilities in Barnards Green. The accommodation which retains many original features comprises; entrance hall, dual aspect sitting room, formal dining room, rear hall, family room, breakfast kitchen with Aga, cellarage. To the first floor; main bedroom with large en-suite, two further double bedrooms, main bathroom. To the second floor; two further double bedrooms. An outbuilding to the rear offers a studio/home office, utility and gardeners WC. Further benefits include; gas central heating, double glazing, gravelled driveway to the fore providing off road parking for a number of vehicles and beautiful landscaped south facing gardens to the rear with space for outside entertaining and al-fresco dining. For sale with no onward chain, viewing is a must to appreciate the size and condition of the home on offer.



CANOPY PORCH

Carriage light, front door with picture window over, door to:

ENTRANCE HALL

Ceiling light point, radiator, ornate tiled floor, stairs to first floor, door to:

SITTING ROOM 14'5" x 14'0" (4.41m x 4.27m)

Dual aspect, with front facing double glazed window with box seat below and side aspect double glazed sash window, recessed ceiling down lighters, opened fireplace with floor mounted wood burner on tiled hearth, radiator.

DINING ROOM 14'5" x 14'2" (4.40m x 4.33m)

Front aspect double glazed window with box seat, two ceiling light points, exposed ceiling beam, ornate wooden fire surround and inset living flame gas fire with slate back and hearth, radiator.

REAR HALL 14'7" x 7'11" (4.45m x 2.42m)

Rear aspect doors with double glazed glass panel door to rear garden courtyard, recessed ceiling down lighters, under stairs store cupboard, stairs to storage, door to cellar, doors to:

FAMILY ROOM 14'10" x 14'2" (4.53m x 4.34m)

Dual aspect with side aspect and rear facing double glazed windows and double glazed French doors to rear garden, recessed ceiling down lighters, radiator.

BREAKFAST KITCHEN 14'8" x 13'10" (4.48m x 4.23m)

Rear aspect double glazed window, recessed ceiling down lighters, exposed wall and ceiling beam, bespoke fitted kitchen comprising: range of floor and wall mounted cream units under a granite work surface with tiled surround, inset Belfast style sink, gas fired cream 'Aga' fitted in chimney recess, integral electric hob, integral dishwasher, integral fridge and freezer, space for dining table, tiled floor.

CELLAR 13'8" x 13'2" (4.19m x 4.02m)

Side aspect window, wall light point.

FIRST FLOOR LANDING

Front aspect arched window, ceiling light point, recessed ceiling down lighters, smoke alarm, access to roof space, door to stairs to second floor. Doors to:

BEDROOM ONE 15'0" x 14'8" (4.59m x 4.48m)

Front aspect double glazed window, ceiling light point, coving, radiator, door to:

DRESSING ROOM AND ENSUITE 14'1" max x 14'1" max (4.30m max x 4.30m max)

Rear aspect double glazed window, recessed ceiling down lighters, exposed ceiling beams, extractor, feature ornate cast iron fireplace, four piece white suite

comprising: claw foot bath with telephone style mixer shower over, corner shower cubicle, pedestal wash hand basin, WC, built in airing cupboard with hot water cylinder to chimney recess, radiator, door back to hall.

BEDROOM TWO 14'10" x 14'8" (4.53m x 4.49m)

Front aspect double glazed window, ceiling light point, coving, feature cast iron fireplace, wash hand basin with storage below and light over, radiator.

BEDROOM THREE 14'11" x 14'4" (4.55m x 4.39m)

Dual aspect with side facing and twin rear facing double glazed windows, two ceiling light points, exposed ceiling beam, radiators.

MAIN BATHROOM 9'0" x 8'5" max (2.75m x 2.58m max)

Rear aspect double glazed window, recessed ceiling down lighters, extractor, white suite comprising: panel bath with shower over, pedestal wash basin, WC, radiator.

SECOND FLOOR LANDING

Double glazed roof light, five ceiling light points, exposed ceiling and wall beams. Doors to:

BEDROOM FOUR 14'11" x 14'4" (4.57m x 4.38m)

Twin double glazed roof lights, side aspect double glazed window, exposed ceiling and wall beams, beam mounted spotlights, radiator.

BEDROOM FIVE 14'1" x 14'0" (4.31m x 4.29m)

Double glazed roof light, side aspect double glazed window, two ceiling light points, exposed ceiling and wall beams, radiator.

OUTBUILDING

Situated detached from the rear of the property and separated by a courtyard seating area is a detached brick built outbuilding offering;

GABLES STUDIO/ HOME OFFICE 10'2" x 9'1" (3.10m x 2.77m)

Accessed from rear courtyard, a light airy room ideal for office or studio, vaulted ceiling, twin rear aspect double glazed roof lights, front aspect window, twin rear aspect windows overlooking the garden, rear aspect French doors to rear garden path and seating area.

UTILITY 9'1" x 6'2" + door recess (2.77m x 1.90m + door recess)

Accessed via a door from the courtyard, rear aspect window, double glazed roof light, vaulted ceiling, ceiling light point, stainless steel single drainer sink unit with storage below, space and plumbing for washing machine and further appliances, wall mounted corner storage, space for fridge freezer, wall mounted electric heater

GARDENERS WC

Access from rear courtyard, ceiling light point, wash hand basin, WC, wall mounted electric heater.

GARDENS

The property is set back from the road and accessed via a drive across Malvern Hills Conservators land. A gateway opens to a stone chip driveway which passes in front of and to the side of the property providing parking for a number of cars. To the west side of the property a secure gate leads to the back

garden, and to the east side is a second gated access leading to a utility part of the garden with space for composting. The rear of the property is a landscaped paved area sitting between the house and the outbuilding with plenty of space for outside dining and entertaining. The rest of the garden is mostly laid to lawn with mature shaped flower and shrub beds and mature specimen trees.

DIRECTIONS

From the Allan Morris office in Great Malvern proceed down Church Street to Barnards Green, at the traffic island go straight on, taking the third exit in the direction of Upton. Go past the duck pond and the Bluebell Inn on the right and The Elms will be found on the right hand side as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please contact us on 01684 561411 or email us at malvern@allan-morris.co.uk

ADDITIONAL INFORMATION

TENURE: We understand the property to be freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

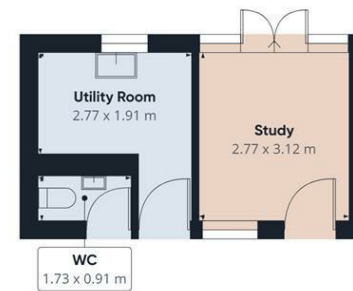
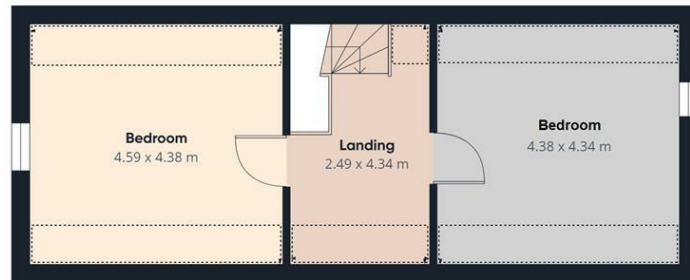
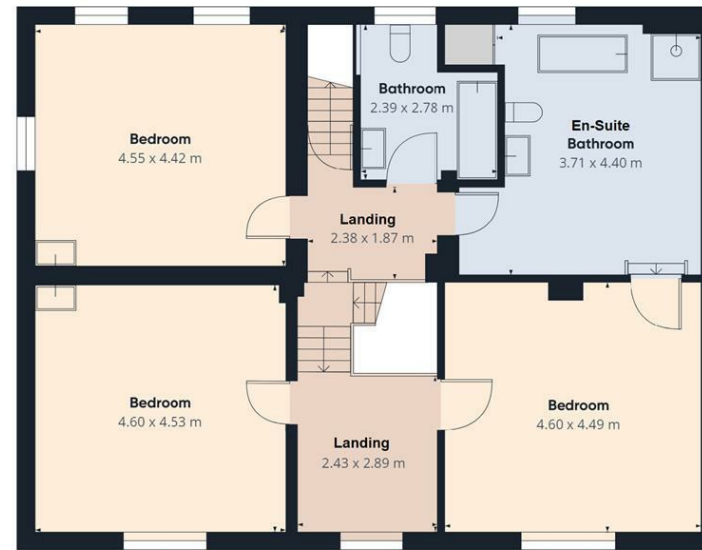
SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: F

ENERGY PERFORMANCE RATINGS: EXEMPT

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

ASKING PRICE - £795,000



Approximate total area⁽¹⁾

266.17 m²

Reduced headroom

15.11 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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