



**Allan Morris**  
estate agents

**Cobbetts Retreat, Ryall Road, Ryall, Upton-  
Upon-Severn, WR8 0RH**

 **MAYFAIR**  
OFFICE GROUP

## Ryall Road, Upton-Upon-Severn, WR8 0RH

A delightful and individual five bedroom barn conversion full of character comprising the former stables of Ryall House Farm on the edge of the hamlet of Ryall which has excellent access to the Worcester Parkway and the motorway network. The 2291 square feet of versatile accommodation comprises: entrance hall, sitting room with vaulted ceiling and woodburner, dining room open plan to fitted kitchen, conservatory, utility, pantry, cloakroom, main bedroom with en-suite, three further ground floor bedrooms (one could be used as a dressing room), and family bathroom. Two interconnecting first floor loft bedrooms. To the front of the property is a large courtyard area providing ample parking for four/five cars and a generous garage with loft space above. To the rear is a large, level and private garden, with an area of orchard, backing onto fields at the rear. The plot in total extends to 0.3 acres. We highly recommend viewing to appreciate the spacious and flexible accommodation, position and generous outside space on offer. For sale with no onward chain.



### **ENTRANCE HALL 38'10" x 3'1" (11.86m x 0.95m)**

Accessed via a wooden front door with side panels. Long hallway with front facing arched windows, two radiators, internal window to kitchen, doors to:

### **DINING ROOM 17'3" x 15'7" max (5.26m x 4.76m max )**

Two front facing arched windows, rear facing double glazed window, vaulted ceiling with wooden beams, two radiators, open plan to kitchen, door to pantry and cloakroom.

### **SITTING ROOM 16'11" x 15'11" (5.17m x 4.86m)**

Dual aspect with arched windows to the front aspect and double glazed windows and door to the rear opening to the garden. Feature vaulted ceiling with exposed beams, brick built fireplace with Cast Iron wood burner and slate hearth, two radiators, television point, telephone point, wall light points.

### **KITCHEN 10'8" x 10'1" (3.26m x 3.08m)**

Open plan to dining room. Range of wooden eye and base level units, one and a half bowl sink and drainer unit, built in electric oven and grill, electric hob with extractor hood over, space and plumbing for dishwasher, fridge/freezer, high ceilings with exposed beams. Rear facing double doors open to;

### **CONSERVATORY 19'5" 10'2" (5.92m 3.11m)**

Low wall and timber construction with great views over the gardens, tiled floor, space for dining table and chairs, power and light, double doors open to garden, additional single side door.

### **PANTRY 6'4" x 4'5" (1.95m x 1.35m)**

High ceiling, power and space for appliances, hanging space, door to:

### **CLOAKROOM**

Rear facing window, low level WC, wash basin and radiator.

### **BEDROOM ONE 14'6" x 9'7" (4.43m x 2.94m)**

Rear facing double glazed window and double doors opening to the rear garden, large built in wardrobes.

### **EN SUITE 8'11" x 5'6" (2.73m x 1.70m)**

Rear facing obscure double glazed window, large double shower cubicle, wash hand basin, low level WC, heated towel rail.

### **DRESSING ROOM/BEDROOM FOUR 11'10" x 9'3" (3.62m x 2.83m)**

Rear facing double glazed window, built in wardrobe, radiator, door to bedroom one and hallway.

### **MAIN BATHROOM 8'10" x 6'2" (2.71m x 1.88m)**

Side facing obscure double glazed window, panel bath, low level WC, wash basin, wooden floor boards, radiator.

### **UTILITY 8'0" x 8'11" (2.44m x 2.73m)**

Wooden external door to courtyard and front facing double glazed window. Floor mounted oil fired central heating boiler, space and plumbing for washing machine, tiled floor, step up to:

### **INNER HALLWAY**

Front facing window, doors to:

### **BEDROOM TWO 12'9" x 12'2" (3.89m x 3.72m)**

Side facing with two double glazed windows, high ceiling, two radiators.

### **BEDROOM THREE 13'2" x 9'1" (4.02m x 2.77m)**

Rear facing double doors open to rear, vaulted ceiling, radiator.

### **FIRST FLOOR**

### **BEDROOM FOUR 17'6" x 10'8" max (5.34m x 3.26m max)**

Roof Velux window, exposed beams, some restricted head height.

### **BEDROOM FIVE 13'8" x 10'9" max (4.19m x 3.28m max)**

Rear facing Velux window, exposed beams, restricted head height, access to roof space, radiator.

### **FRONT GARDEN**

The property is accessed from the lane via a shared entrance which

opens to wide farm courtyard with parking for four/five cars and with access to a larger than single garage with storage over.

### **REAR GARDEN**

A generous, level and private rear garden, laid to lawn and enclosed by mature hedgerow, gated side access, patio seating area, gated access to the rear to an additional parcel of land with fruit trees and open to the rear with views over the fields.

### **DIRECTIONS**

From the Allan Morris office in Upton upon Severn, turn left and proceed to the mini roundabout, taking the second exit across the bridge. Take the turning signposted to Ryall. After the right hand turning to Ryall Meadow, take the next right as the road bends around to the left and Cobbetts Retreat will be found after Ryall House Farm in the courtyard on the left hand side.

### **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 electricity, water and drainage are connected. Oil fired central heating. 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: Current: E52 Potential: B81  
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

**ASKING PRICE - £649,000**



Approximate total area<sup>(1)</sup>

213.38 m<sup>2</sup>

Reduced headroom

18.05 m<sup>2</sup>

(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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