



September Cottage Dunns Lane, Upton-Upon-Severn, WR8 OHZ

£280,000

******MUST SEE****** A rare opportunity and interesting Grade II listed period townhouse, situated in the heart of historic and vibrant Upton-upon-Severn. Formerly Fisherman's Cottages, and then part of the Swan Public House but converted into accommodation by the owner. Ideal lock up and leave property a short walk to the Ham and to pathways connecting to the Severn Way. The accommodation is arranged over three floors with a wealth of exposed beams and timbers. The flexible accommodation comprises: entrance hallway, very large sitting room that was previously a grain store when Upton was a riverside port, snug, breakfast kitchen, galleried reception room/bedroom with an en-suite shower room. Four further bedrooms, shower room, bathroom and a WC. The property has no outside space or off road parking, but our current owners always found parking spaces nearby on road or in the Hanley Road car park. Modernisation is required. The property is a unique property with bags of character and charm and needs to be viewed to appreciate the position and accommodation on offer.



September Cottage, Dunns Lane, Upton-Upon-Severn, Worcestershire, WR8 0HZ

LOCATION

Upton upon Severn is a very picturesque and vibrant town situated on the River Severn, has a marina and numerous clubs and societies for all ages. There are annual Music, Jazz, Folk and River festivals. It is an active town yet retains its charm and character. There is a good range of shops for everyday needs, a sub Post Office, medical centre, library, three churches, primary school and popular senior school (11 to 18 years) at Hanley Castle. Upton is well positioned being approximately 3 miles from the M50/M5 motorways and approximately from Worcester 11 miles, Cheltenham and Gloucester 15 miles, Tewkesbury 7 miles and Malvern 8 miles.

ENTRANCE HALL

Wooden front door opens to hallway, tiled floor, radiator, stairs to first floor. Doors to:

SITTING ROOM 21'7" x 15'9" (6.60m x 4.82m)

Impressive high ceiling and open beams of this former stables, high level windows to both side aspect, two radiators, fitted storage, wall lights, step down to hallway.

SNUG 16'6" x 11'8" (5.04m x 3.58m)

Front facing with two windows, fireplace with wooden surround, tiled floor, television point, two radiators, exposed ceiling beams.

BREAKFAST KITCHEN 17'0" x 9'11" (5.19m x 3.04m)

Two front facing windows, range of eye and base level units, sink and drainer unit, gas cooker point, space and plumbing for washing machine, space for further appliances, fridge freezer, wall mounted gas boiler.

FIRST FLOOR LANDING

Airing cupboard housing hot water tank, radiator, stairs to second floor, exposed beams, doors to:

BEDROOM ONE 16'10" x 13'9" (5.14m x 4.20m)

Two front facing windows, exposed timbers and low beams, built in storage cupboard, two radiators.

BEDROOM TWO 11'4" x 10'0" (3.47m x 3.05m)

Front facing window, exposed beams and timbers, radiator, door to:

EN-SUITE SHOWER ROOM 5'5" x 5'2" (1.67m x 1.58m)

Recess shower cubicle, low level WC, wash basin, beams, radiator, extractor fan.



GALLERIED ROOM / BEDROOM 16'7" x 16'2" (5.08m x 4.93m)

Stairs up to Galleried Room - large open plan and vaulted room, could be a bedroom or a further reception room, two side facing large windows, one with Juliet balcony, exposed beams and roof timbers, radiator, part overlooks sitting room. Door to:

EN-SUITE 8'5" x 6'0" (2.57m x 1.83m)

Roof window, corner shower cubicle, low level WC, wash basin, radiator.

SECOND FLOOR LANDING

Wooden spindle banister, roof window, doors to;

BEDROOM THREE 16'11" x 9'8" (5.18m x 2.96m)

Dual aspect with two front facing windows and one rear facing window with a view of the river, L shaped room with exposed beams and timbers, two radiators, telephone and television point.

BEDROOM FOUR 10'9" x 9'9" (3.30m x 2.99m)

Front facing window, exposed beams, radiator.

BATHROOM 6'9" x 6'3" max (2.08m x 1.91m max)

Panel bath, low level WC, wash basin, radiator, loft access, exposed beams.

DIRECTIONS

From the centre of Upton follow the High Street in the direction of the river. Bear right onto Dunns Lane and the property will be found on your left hand side. For more details or to arrange a viewing, please call our Upton office on 01684 891348

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: E

ENERGY PERFORMANCE RATINGS: Exempt as listed

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

ASKING PRICE

£280,000





(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.

GIRAFFE360



Approximate total area⁽¹⁾
202.60 m²

Reduced headroom
9.59 m²

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