



Allan Morris
estate agents

**Whitehall Farm, Brotheridge Green,
Hanley Castle, WR8 0BB**

 **MAYFAIR**
OFFICE GROUP

Brotheridge Green, Hanley Castle, WR8 0BB

An immaculately presented and extended detached Victorian farmhouse sitting in a delightful third of an acre south facing garden in the rural hamlet of Brotheridge Green. The versatile accommodation comprises; entrance hall, sitting room with wood burner, study/occasional bedroom four with shower room off, snug with wood burner, dining room, rear hall/boot room, spacious extended breakfast kitchen with utility cupboard. To the first floor; two double bedrooms, refitted main bathroom, dressing room. To the second floor large main bedroom with en-suite cloakroom. Further benefits include; central heating, double glazing, detached timber frame double garage and ample driveway, mature southerly gardens extending to a third of an acre including a small area of woodland. Situated a short drive to Malvern and Upton yet retaining a rural feel close to a number of nature reserves, viewing is a must to appreciate the versatility and condition of home on offer.

CANOPY PORCH

Tiled floor, door to:

ENTRANCE HALL

Ceiling light point, smoke alarm. stairs to first floor, tiled floor, stripped antique pine door to:

SITTING ROOM 19'5" x 11'9" narrowing to 8'5" (5.93m x 3.59m narrowing to 2.58m)

Dual aspect with front and side facing double glazed sash window, ceiling light point, feature fireplace with slate hearth and floor mounted wood burner, radiator, bespoke full height corner cabinet with shelving and electric fuse board, wide open arch to dining room, stripped antique pine cottage style door to:

STUDY/BEDROOM FOUR 8'5" x 8'4" (2.59m x 2.55m)

Side aspect double glazed window, ceiling light point, coving, radiator, stripped antique pine door to:



SHOWER ROOM 8'3" x 2'7" (2.53m x 0.80m)

Side aspect obscure glass double glazed window, recessed ceiling down lighter, white suite comprising fully tiled shower cubicle, push flush WC, wash hand basin with tiled splash back, wall mounted Dimplex electric heater. NB combined with the study this gives a great opportunity for occasional guest suite or ground floor annex bedroom.

DINING ROOM 19'10" x 7'11" (6.05m x 2.42m)

Dual aspect with twin rear and single side facing double glazed windows, under stairs store cupboard, two wall light points, radiator, tiled floor, wide arch to:

SNUG 11'5" + chimney recess x 10'11" (3.50m + chimney recess x 3.33m)

Rear aspect double glazed windows with views over Brotheridge Green to the Malvern Hills, feature brick built fireplace with wooden mantle and floor mounted wood burner, bespoke full height storage cupboards with shelving to both chimney recesses, radiator.

REAR HALL/BOOT ROOM 11'5" x 5'3" (3.49m x 1.62m)

Side aspect double glazed window, ceiling light point, coving, bespoke built in full height double storage cupboard with shelving, tiled floor, doorway to:

BREAKFAST KITCHEN 15'2" x 14'1" (4.63m x 4.30m)

Triple aspect with double glazed windows to either side and twin double glazed French doors to rear garden patio, stunning farmhouse kitchen comprising of a range of floor and wall mounted cream and wood front units under a granite work surface with matching surround, Belfast sink with mixer taps over, Rangemaster range style cooker with matching extractor over, integral dishwasher, integral fridge, integral freezer, space for table and chairs, radiator, tiled floor, door to:

UTILITY CUPBOARD

Ceiling light point, space and plumbing for washing machine, continued tiled floor.

FIRST FLOOR LANDING

Rear aspect double glazed sash window, ceiling light point, coving, radiator, stripped wooden floorboards, antique pine doors to:

BEDROOM 12'8" x 10'11" (3.88m x 3.33m)

Front aspect double glazed sash window with views to the Malvern Hills, radiator, stripped wooden floor boards.

BEDROOM 11'10" x 10'11" (3.61m x 3.33m)

Front aspect double glazed sash window with views to the Malvern hills, ceiling light point, feature fireplace, radiator, walk in wardrobe with light point, hanging rail and shelving.

BATHROOM 9'1" x 8'0" (2.79m x 2.44m)

Rear aspect double glazed windows, recessed ceiling down lighter, re-fitted white suite comprising: claw foot bath with telephone style mixer taps over, corner shower cubicle, wash hand basin with twin wall lights over, WC, radiator, heated chrome towel rail, stripped wooden floor boards.

DRESSING ROOM TO MASTER BEDROOM 8'6" x 8'0" including staircase (2.60m x 2.44m including staircase)

Side aspect double glazed window, ceiling light point, radiator, stripped wooden floorboards, stairs to second floor.

MAIN BEDROOM 28'4" x 10'1" + under eaves storage space (8.65m x 3.09m + under eaves storage space)

Side aspect double glazed window, twin rear aspect double glazed velux roof lights window, fitted blinds, two ceiling points, radiator, stripped wooden floor boards, full length over eaves storage space, door to:

ENSUITE 6'9" x 3'7" (2.06m x 1.11m)

Rear aspect double glazed velux roof light, two piece white suite comprising: pedestal wash hand basin with wall light over, WC, heated chrome towel rail, stripped wooden floor boards.

FRONT GARDEN

The property sits in a large third of an acre plot. It is accessed from a gated stone chip driveway which opens to a side parking area with space for four to six cars and gives way to the garage.

The front garden is mostly laid to lawn with a range of flower and shrubs beds and mature fruit and specimen trees.

REAR AND SIDE GARDEN

Immediately to the rear of the property and accessed from the breakfast kitchen is a paved patio with space for table and chairs and al fresco dining with a brick built barbeque to the side. The remainder is mostly laid to lawn with mature trees and shrubs. A large portion of the garden sits to the side again mostly laid to lawn with a greenhouse and timber frame log store, a gate to the side leads to a small area of woodland with mature trees and space for composting.

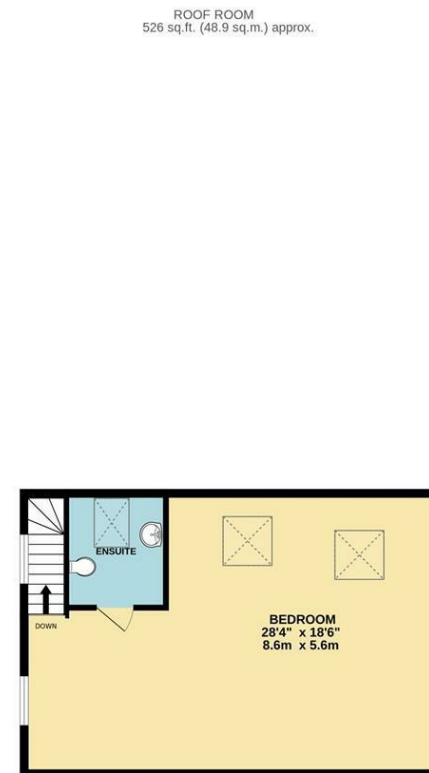
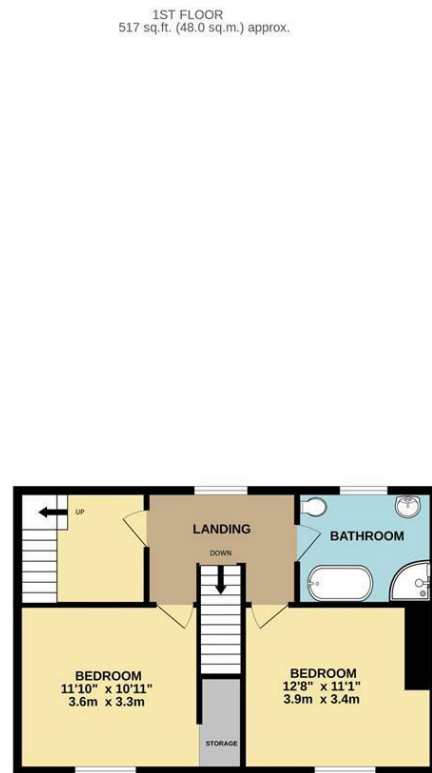
DOUBLE GARAGE 19'6" x 17'8" (5.95m x 5.41m)

Timber frame detached double garage on a concrete base, accessed via twin double doors, power and light.

DIRECTIONS

From the Allan Morris office in Great Malvern proceed in a southerly direction along the top of Belle Vue Terrace and onto the Wells Road. After some distance turn left onto the Hanley Road in the direction of Hanley Swan and the Three Counties Showground. Turn right just after the showground at the traffic lights on to Blackmore Park Road. Continue to the next crossroads and turn left, then right after a short distance onto Gilver Lane. Continue to the end of the Lane and the property can be found opposite as indicated by the Allan Morris 'For Sale' board. To view the property turn immediately left after passing through the gate to park in front of the timber frame garage.

GUIDE PRICE - £725,000



TOTAL FLOOR AREA : 1919 sq.ft. (178.3 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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