



Allan Morris
estate agents

**Hobbits, Church End, Hanley Castle,
WR8 0BL**

 **MAYFAIR**
OFFICE GROUP

Church End, Hanley Castle, WR8 0BL

A detached Grade II listed extended three/four bedroom family home with stable and garage sat in generous plot of 0.4 acres in the heart of Hanley Castle. The versatile property which would benefit from some updating has been in the same ownership for the last 60 years. The accommodation comprises; canopy porch, entrance hall, front to back sitting room with wood burner, dual aspect dining room with large inglenook fireplace, breakfast kitchen, utility, cloakroom, study/ground floor bedroom four, three first floor bedrooms, bathroom, separate WC, study/occasional bedroom. The property benefits from being in a large mature plot extending to 0.4 acres, which includes an area of orchard to the rear. There is also a large former stable building with a garage to the fore, and an open drive to the side with the potential for further parking. No onward chain.



CANOPY PORCH

Vaulted canopy porch, light point, carriage light, door to:

ENTRANCE HALL

Ceiling light point, quarry tiled floor. Doors to:

SITTING ROOM 17'5" x 13'10" (5.31m x 4.22m)

Dual aspect with front and rear facing windows overlooking the gardens, two ceiling light points, brick fireplace with tiled hearth, wood burner, floor mounted electric heater, parquet wooden flooring.

DINING ROOM 17'5" x 10'11" + inglenook + recess (5.33m x 3.35m + inglenook + recess)

Dual aspect with front and rear facing bay windows overlooking the garden, exposed ceiling and walls beams, ceiling light point, three wall light points, large inglenook fireplace with wooden mantle and floor mounted wood burner, floor mounted electric heater, hatch to kitchen (previous doorway), stairs to first floor and loft style ladder to study occasional bedroom, quarry tiled floor, door to:

BREAKFAST KITCHEN 17'4" x 9'2" (5.29m x 2.80m)

Dual aspect with front and rear windows, exposed ceiling beams, two ceiling light points, bespoke fitted kitchen comprising: range of floor and wall mounted wooden units under a light coloured work top, dual bowl stainless steel sink unit, space for electric cooker (appliance included), oil fired Rayburn, space for appliances, space for breakfast table (table and chairs included), fitted pantry with shelving, built in airing cupboard containing floor mounted hot water cylinder and slatted shelving, quarry tiled floor, part glazed door to:

UTILITY 9'3" x 9'1" (2.83m x 2.79m)

Side aspect double glazed window, ceiling light point, obscure glass door to front door, Belfast style sink, space and plumbing for washing machine, wall and floor mounted storage, quarry tiled floor. Door to:

CLOAKROOM 6'9" x 3'8" (2.08m x 1.13m)

Rear aspect obscure glass double glazed window, ceiling light point, wash hand basin, WC, quarry tiled floor.

REAR HALL

Access via stairs from dining room, side facing window, door to rear garden, ceiling light point, quarry tile floor, door to:

STUDY/BEDROOM FOUR 9'9" x 7'11" (2.99m x 2.42m)

Dual aspect with rear and side facing windows, two ceiling light points, wash hand basin with electric water heater, WL and SS over, floor mounted electric heater, quarry tile floor.

SHOWER ROOM 2'9" x 2'7" (0.86m x 0.8m)

Wall light point, fully tiled walls, Triton electric shower.

LANDING 11'2" x 7'4" (3.41m x 2.26m)

Rear aspect double glazed window with great views over the garden, ceiling light point, two wall light points, exposed ceiling beams, bespoke shelving, doors to:

BEDROOM ONE 18'1" x 14'0" (5.53m x 4.27m)

Dual aspect with front and side facing double glazed window, exposed wall beams, wall light point, range of bespoke storage and wardrobes, exposed wide plank floor boards.

BEDROOM TWO 11'1" x 9'7" (3.38m x 2.93m)

Front aspect double glazed windows, ceiling light point, exposed wall beams, built in storage unit, walk-in wardrobe with light and shelving, range of bespoke fitted wooden storage drawers and shelving.

BEDROOM THREE 9'6" x 9'3" (2.90m x 2.82m)

Front aspect double glazed window, ceiling light point, exposed wall beams, range of bespoke fitted wardrobe and drawers.

BATHROOM 7'5" x 15'11" (2.27m x 4.86m)

Rear aspect double glazed window, ceiling light point, panel bath with shower over, wash hand basin.

CLOAKROOM

Rear aspect obscure glass double glazed window, ceiling light point, WC, exposed wall beams.

STUDY/OCCASIONAL BEDROOM 11'1" x 9'4" (3.38m x 2.87m)

Rear aspect windows, double glazed roof light, ceiling light point, wall light point, access to roof storage, range of fitted storage units. NB: This room is accessed via a wooden loft style ladder from the main staircase.

GARDEN

The property sits in a large mature plot of 0.4 acres with a wide frontage onto Church End.

The front garden sits behind a wide mature, beech hedge with a path through the hedge leading to the front door and continuing to the side, and garage and stable.

The garden is mainly laid to lawn with cottage style borders, mature shrubs and specimen trees, a gateway to the sides provides potential for off road parking.

Large part walled rear garden mostly laid to lawn with mature cottage style flower and shrub beds, mature fruit trees, spacious vegetable with path through the middle, a path through a rose arch leads to an orchard area and the rear with potential for further beds or space for a home office.

BRICK BUILT STABLE 19'6" x 12'9" (5.96m x 3.90m)

Brick built detached former stable offering great potential for further development, power and light, many original features including the horse stall and wooden feeders, door to rear garden, window to side, door to:

GARAGE 14'0" x 14'1" (4.27m x 4.30m)

Accessed via double wooden doors from Church End, ceiling light point, triple aspect roof - in need of repair.

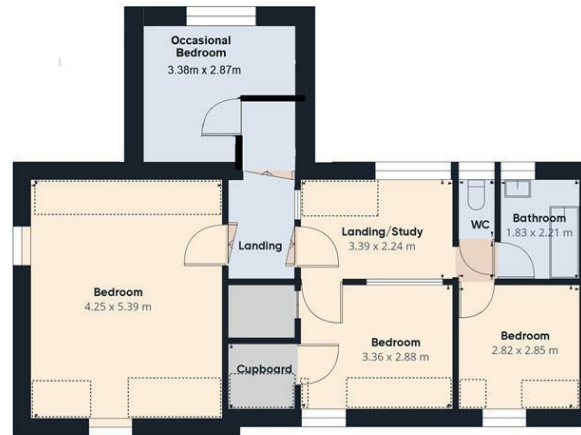
DIRECTIONS

From Malvern proceed through Barnards Green and leave in an easterly direction along the B4211 Guarlford Road, continue for some distance passing through the village of Guarlford and at the T-junction (Upton to Worcester Road) turn right towards Upton. After two miles you will enter Hanley Castle and at the Hanley Castle High school take a right hand turn into Church End. Continue for approximately 100 yards and the property can be found on the right hand side, as indicated by a For Sale sign. For more details or to book a viewing, please call the Malvern or Upton office of Allan Morris on 01684 561411.

ASKING PRICE - £650,000



Floor 0 Building 1



Floor 1 Building 1

(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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