



40 Upton Road, Callow End, WR2 4TZ

Offers Over £300,000

A semi-detached property, part of the former stables and carriage house of Wheatfield House, built in approx 1836, renovated by the current owners within the last 10 years and currently a holiday rental. The well proportioned and immaculately presented accommodation offers:- hall, living room, fitted kitchen open plan to garden room with dining space, ground floor bathroom, two double bedrooms, en-suite shower room. Outside there are two parking spaces at the front plus extra space at the rear if needed. The garden is private and mainly lawned with two areas for seating and enjoys an open aspect and plenty of sunshine. The property is double glazed and gas centrally heated.
Offered for sale with no onward chain.



The Old Carriage House, 40, Upton Road, Callow End, WR2 4TZ

The Old Carriage House is one of 7 properties within Wheatfield Mews. From historical documents the construction of the mews was ordered by the late William Wall Esq in around 1836. The construction originally in Bath stone and red brick with a blue cobbled courtyard shows evidence of where the horses were tethered and cast iron columns supported a glass roof. No 40 had an open area used for carriage storage. The current sympathetic restoration commenced in 2015 and was completed in 2022, with the decision made to gut the building and create an energy efficient home. Wheatfield Mews now offers a select place of residence with village amenities within a short walk, plus access to Malvern and Worcester and the M5 network within a few minutes drive.

Front door with opaque window over. Opens to:-

HALL

With stairs to first floor. Door to:-

LIVING ROOM

Front aspect double glazed window. Decorative fireplace with timber mantle, television and broadband point, space saving radiator, central heating control panel. Door to:-

KITCHEN/DINING/GARDEN ROOM

Kitchen area with side aspect double glazed window. Fitted units with wood effect worktop, one and a half bowl single drainer sink unit, fitted electric hob with filter hood over and oven under, plumbing for washing machine and dishwasher, space for fridge freezer. Tiled floor, space saving radiator. Door to under stairs storage cupboard.

Open to Garden Room/Dining area with rear aspect double glazed windows and French doors to the garden, continuing tiled floor.

Door to:-

BATHROOM

Rear aspect opaque double glazed window, P shaped bath with glass screen, WC, wash basin with cupboard under, thermostatic shower, heated towel rail, tiled floor.

FIRST FLOOR LANDING

With side aspect double glazed window, doors to landing cupboard, wall mounted Worcester gas central heating boiler. Doors to:-



BEDROOM ONE

Front aspect double glazed window, radiator under. Door to:-

EN-SUITE

Shower enclosure with thermostatic shower, wash basin with cupboard under, WC, heated towel rail, tiled floor, extractor fan.

BEDROOM TWO

Rear aspect double glazed window, radiator.

OUTSIDE

At the front, two parking spaces. Rear garden with initial gravelled area providing parking for a further vehicle with an outside tap and external power point. Stone steps up to garden with areas suitable for table and chairs with lawn beyond, bordered by hedging and having an open sunny aspect.

DIRECTIONS

From Malvern proceed on the direction of Worcester. At Powick and the traffic island with the house in the middle turn right and head towards Callow End. The road goes into a dip and comes up with a right hand bend. Wheatfield Mews is a very short distance beyond on the left hand side. Turn into the mews and The Old Carriage House is the first on the left.





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

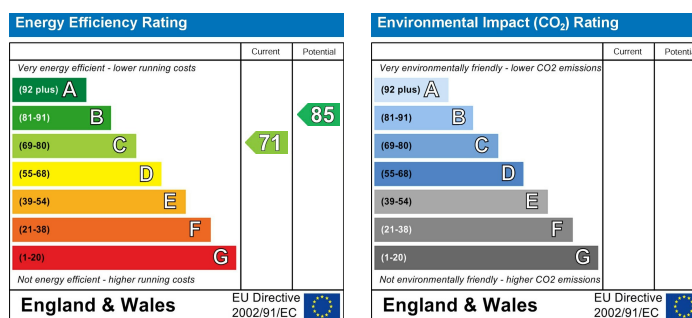
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: Exempt as the property is a holiday let. As a domestic residence, it was Council Tax Band B.

ENERGY PERFORMANCE RATINGS: Current: C71 Potential: B85

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



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