



2, Bearcroft Cottages, Longley Green, Suckley,
WR6 5EF

Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Bearcroft Cottages, Suckley, WR6 5EF

An exciting development opportunity of a period two bedroom cottage in 1/5th acre plot with planning permission for a detached single storey dwelling. 2 Bearcroft Cottages is a semi-detached cottage, situated in a semi-rural village location and comprises: porch, kitchen dining room, sitting room with wood burner, side passage, pantry and downstairs bathroom. To the first floor are two double bedrooms. The property would benefit from some modernisation and potentially extension, subject to planning permission. The property has a plot of approximately 0.2 acres which is laid to garden with a section of orchard to the rear that has in the past been immaculately maintained as a cottage garden. The owners have secured outline planning permission for the building of a single storey, 80 sqm dwelling in the rear garden which will have driveway access alongside the existing cottage. This is an exciting opportunity to develop the existing property and add the additional dwelling for separation and re-sale. May suit also as a solution of dual family/dependant living arrangement. Viewing is by appointment only and via Allan Morris Malvern office.



PORCH 6'2" x 5'1" (1.90m x 1.56m)

Glazed and timber porch opens to:

KITCHEN DINING ROOM 10'4" x 12'9" (3.15m x 3.91m)

Rear facing uPVC windows, wooden rear door, kitchen units with sink and drainer unit, gas cooker point, recessed fireplace, plumbing for washing machine, space for further appliances, quarry tiled floor, steps to first floor, door to cupboard housing Worcester combi gas boiler.

SITTING ROOM 10'8" x 11'11" (3.27m x 3.65m)

Dual aspect with a front facing window, uPVC window at the rear, television point, fireplace with Cast Iron wood burner, tiled hearth, built in storage cupboard, telephone and broadband point.

INNER HALL

Rear facing uPVC window, quarry tile floor, fuse board, door to bathroom, pantry cupboard.

GROUND FLOOR BATHROOM 6'1" x 6'11" (1.87m x 2.12m)

Side facing uPVC obscure glazed window, P shaped bath with glass screen and mixer shower over, low level WC, wash basin with storage below, heated towel rail, wood effect floors, extractor fan.

FIRST FLOOR LANDING

Rear facing uPVC window.

BEDROOM ONE 12'4" x 12'10" (3.77m x 3.93m)

Rear facing uPVC window, exposed wooden floor boards, radiator, bedroom fireplace, television point.

BEDROOM TWO 9'1" x 12'9" (2.77m x 3.90m)

Rear facing uPVC window, radiator, loft hatch.

OUTSIDE

The property has a plot of approx 0.2 of an acre. Currently there is

a driveway to the side for 2-3 cars, gated access to the garden which is laid initially to lawn with a patio seating area and path, outside tap. There is a brick built store/former pigsty midway down the garden, to the rear of the plot is further section of wild garden/orchard with a variety of fruit trees that has previously been a delightful and productive cottage garden.

ASKING PRICE - £295,000

PLANNING PERMISSION

The property has outline planning permission for a detached single storey 80 Sqm dwelling to be built in the rear section of the garden. The sale of Bearcroft Cottages is to include the building plot. Malvern Hills District Council Planning Ref : M/22/00847/PIP

DIRECTIONS

From our office on Worcester Road proceed along Worcester Road to. Take a left hand turn into North Malvern Road and then first turning right into Cowleigh Road. Follow the road along until you reach the T-junction at the Hereford - Worcester Road, and turn left in the direction of Hereford. Take the first turning on the right signposted Birchwood. This country lane leads all the way to the village of Longley Green. At the junction turn left into the village. Continue past the Post Office and The Nelson Public House. 2 Bearcroft Cottages will then be found on the left hand side as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please call us on 01684 561411.

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 gas are connected. Drainage is private via a septic tank. 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: C

ENERGY PERFORMANCE RATINGS: Current: D59 Potential: B85

AGENTS NOTE: The vendor is a relative of a member of staff at Allan Morris Estate Agents.



Approximate total area⁽¹⁾

69.11 m²

Reduced headroom

0.27 m²

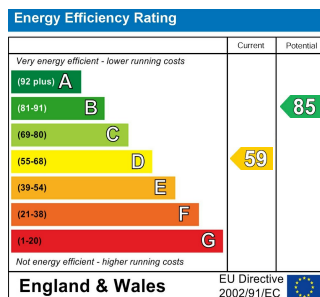
(1) Excluding balconies and terraces

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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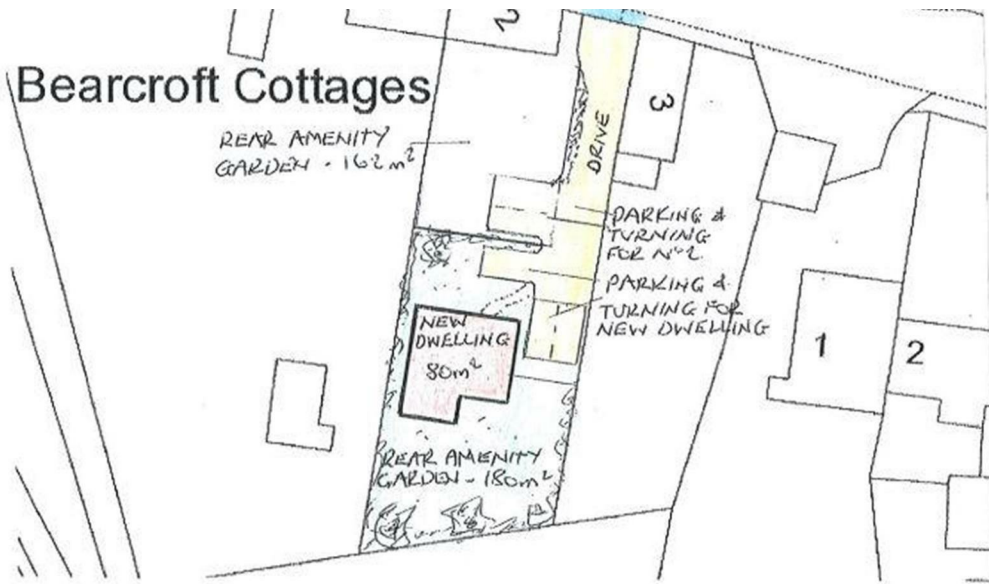
Material Information Report

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Note: Drawing is for illustrative purposes only

