



Allan Morris
estate agents

**Tracks End, Birts Street, Birtsmorton,
Worcestershire, WR13 6AW**

 **MAYFAIR**
OFFICE GROUP

Birts Street, Birtsmorton, WR13 6AW

**** UNEXPECTEDLY RE-AVAILABLE **** A unique, quirky and rare property occupying an idyllic location on the edge of the popular village of Castlemorton and overlooking open fields at the rear. The Grade II Listed property incorporates two converted railway carriages with brick and tile extensions.

The accommodation has been sympathetically and imaginatively extended, modernised and restored to provide modern living but retaining original charm and features. The property offers well proportioned accommodation comprising:- reception hall, bathroom, three double bedrooms, master with ensuite and double doors on to the garden, living room with log burner, breakfast kitchen, dining room, study, utility. Ample gravelled parking to the front with large garden store, wood store and further storage in the rear garden. Attractive gardens which offer peace and tranquillity overlooking the fields at the rear. Viewing recommended.

HISTORY

The original carriages were built in the 1880s and started life as Third Class carriages of Midland Railway which changed to London Midland just before the carriages were sold. They were decommissioned from the Tewkesbury Line in 1926 and were carefully transported to the current position that they occupy today.

This type of property proved to be popular throughout the 1920 s onwards and many were built during this time, Tracks End is the last surviving example of this unique style of property, in this area.

A detailed history of the property was commissioned by the vendors and is available, along with the original deeds.

ENTRANCE HALL

Wood front door and front aspect windows, internal window, radiator, meter cupboard, telephone point. Door to:



BATHROOM 7'6" x 7'6" (2.31m x 2.30m)

Front aspect opaque window, bath with waterfall tap, thermostatic shower over, wash basin with high gloss cupboard, high level WC, heated towel rail, built in airing cupboard with radiator.

BEDROOM THREE 11'7" x 7'6" (3.54m x 2.30m)

Front aspect carriage windows, radiator, built in storage cupboard, feature arched ceiling, additional door to entrance hallway.

BREAKFAST KITCHEN 15'9" x 9'7" (4.81m x 2.94m)

Two side aspect double glazed windows and ceiling skylight, decorative cast iron stove feature, access to boarded loft space. Range of contemporary eye and base level units with 1 1/2 bowl stainless steel sink and drainer unit with a mixer tap, two built in refrigerators, built in dishwasher, electric cooker point with extractor hood over. Island with wood worksurface and breakfast bar.

Carriage doors to sitting room and study. Doorway to Dining Room.

STUDY 7'6" x 3'8" (2.30m x 1.12m)

Front facing window, radiator, telephone point, wall mounted shelving.

SITTING ROOM 22'5" x 10'0" widening to 16'0" (6.84m x 3.05m widening to 4.90m)

Triple aspect windows and double doors opening to the rear garden. Brick chimney breast with cast Iron wood burner and tiled hearth, velux window, television point, radiator. Feature carriage door to:

BEDROOM TWO 16'0" x 7'6" (4.88m x 2.29m)

Rear aspect carriage style windows to rear garden plus carriage door, radiator, feature arched ceiling, built in storage cupboards.

From the Kitchen:-

DINING ROOM 11'7" x 7'6" (3.54m x 2.30m)

Rear aspect carriage windows and door to garden, feature arched ceiling, radiator, television point, built in storage cupboard. Doors to:

UTILITY 7'5" x 11'1" max (2.27m x 3.39m max)

Front facing window, side facing stable door to outside, quarry tiled floor, worktop, space for washing machine and tumble dryer, built in storage cupboard, floor mounted oil fired central heating boiler.

MASTER BEDROOM 15'11" x 7'6" (4.86m x 2.29m)

Feature vaulted ceiling with two skylight windows, large oak framed double glazed windows and door opening to garden with rural outlook, additional rear facing window, built in wardrobes to one wall with hanging and shelving space, tall radiator, television point. Door to:

EN-SUITE 7'10" x 4'7" (2.39m x 1.40m)

Side facing obscure double glazed window, skylight window, shower enclosure with thermostatic shower, WC, basin with storage below, heated towel rail, illuminated mirror, extractor fan.

OUTSIDE

The property is approached over a gravelled driveway via a 5 bar gate and into the parking area. The front garden is gravelled in keeping with the railway carriage setting, parking for 3-4 cars. Within the front area is 'The Waiting Room' a 14' x 6' shed with front and side aspect windows. There is a slate-roofed shed and wood store to the side, with step-ladder to a small den above, possibly for additional storage. To the side of the property is access to the rear garden having a section housing the oil tank and additional storage.

The rear garden is laid to lawn with a slabbed patio area for seating, a storage shed, a decked area plus a bank of mature flower and shrubs before the fence at the boundary. There is a lovely view across the field which sometimes has sheep and is cut for hay.

ASKING PRICE

£465,000

DIRECTIONS

From Great Malvern, proceed to Three Counties Showground. At the crossroads go straight across to the next set of crossroads. Turn right here and head towards welland. Go through the village, across Castlemorton Common and proceed straight on. Go past the Robin Hood pub on the left and you will reach another area of common land, turn left here, signposted Birts Street/Birtsmorton. The property is a short distance on, on the right. To book a viewing, please call our Malvern Office 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 drainage are connected. Central heating is Oil Fired. 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: Property Exempt

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



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