



Red Lines show  
boundary for illustration  
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**Allan Morris**  
estate agents

**8, Stocks Lane, Newland, Malvern,  
Worcestershire, WR13 5AZ**

 **MAYFAIR**  
OFFICE GROUP

## Stocks Lane, Malvern, WR13 5AZ

A rare and unique opportunity to acquire a property complete with an attached parcel of land, totaling over 1 acre in total, that would appeal to a buyer looking for a small holding, horticultural interest or other development opportunities subject to planning. The property is a detached home, originally a dormer style bungalow with significant ground floor extension to the rear. Further extension opportunity would be subject to necessary planning permissions. Comprising an entrance hallway, lounge with log burner, ground floor bedroom/study, cloakroom, bathroom, sitting room, large open plan kitchen/dining family room with wood burner, utility room, two first floor bedrooms. The property has a generous gated driveway to the fore with parking for several vehicles. To the rear is a beautifully maintained garden with patios, vegetable garden and orchard with pear, plum, greengage, damson, cherry, apple, hazel and walnut trees. This opens up to a paddock of around 1 acre which has been used as animal grazing, wildlife habitat, hobby vineyard (produces approx. 200 bottles of wine) and other cultivation, with a series of outbuildings, animal shelters and workshops. Situated in a semi rural location on the outskirts of Malvern with excellent transport links, this is a fantastic opportunity of a family home and a substantial plot that must be viewed to be appreciated.



### GROUND FLOOR

#### ENTRANCE HALLWAY

Composite front door with decorative glass and additional side facing obscure uPVC window, steps lead up to first floor, radiator, tiled flooring, doors to:

#### LOUNGE 13'11" x 9'11" (4.26m x 3.04m)

Front facing uPVC bay window, newly fitted recessed wood burner with slate hearth and surround, radiator, herringbone effect Karndean floor, television point, wall light points.

#### STUDY/BEDROOM THREE 12'2" x 9'0" (3.73m x 2.75m)

Front facing uPVC window, radiator, telephone/WiFi point.

#### WC 5'10" x 4'8" (1.80m x 1.44m)

Side facing obscure uPVC window, fitted furniture comprising: low

level WC, wash basin with storage below, additional drawer storage, tiled floor and walls, heated towel rail.

#### BATHROOM 11'1" x 7'9" (3.40m x 2.38m)

Side facing obscure uPVC window, double end bath with mixer and shower attachments. Superb fitted double walk in shower with glass sliding doors, low level WC and wash basin, underfloor heating, heated towel rail, tiled walls and floor, extractor fan, spot lights.

#### SITTING ROOM 12'11" x 10'11" (3.96m x 3.35m)

Gas fire with marble surround, telephone point, radiator, oak floor, glazed double doors, opens to:

#### KITCHEN DINING/FAMILY ROOM 28'9" x 18'4" max (8.78m x 5.60m max)

Generous open plan space with side facing double glazed window and stable door and rear facing double French doors open into

garden. Range of eye and base level units with roll top work surfaces, range cooker, integrated dishwasher, space for further appliances such as fridge freezer, tiled floor, feature floor mounted log burning stove, doors to:

#### **UTILITY ROOM 11'4" x 7'4" (3.46m x 2.26m)**

Range of eye and base level storage units, sink and drainer unit, space and plumbing for washing machine and other appliances, combi boiler, continued tiled floor. Stable door to garden

#### **FIRST FLOOR - LANDING**

Built in cupboard with wooden door and hanging rail. Doors to:

#### **BEDROOM ONE 13'1" x 15'8" (3.99m x 4.80m)**

Rear facing uPVC window, two built in wardrobes with hanging rails and storage drawers, radiator.

#### **BEDROOM TWO 15'7" x 12'0" (4.76m x 3.67m)**

Side facing Velux window, built in storage cupboard, radiator, carpeted floor, spot lighting.

#### **OUTSIDE - FRONTAGE AND DRIVEWAY**

Double gates open to driveway, parking for several vehicles, laid to stone with well established shrub planting and hedgerow, further gated access to the side which leads to the front door, further gated access to the rear garden. Several power sockets and outside tap

#### **REAR GARDEN**

Initially laid to a patio seating area with gated side access, outside lighting, several power sockets, outside tap, lawn and rose arch through to an area of three green houses, opens to a well maintained and private garden, flowering and shrub planting, mature trees and further lawn, additional seating area and outside bar/entertaining space, gated access opens to:

#### **PADDOCK / GARDEN**

Around 1 acre of land divided into sections of orchards, hobby vineyard, lawns, pond, wild meadow and mature trees. Also includes a series of outbuildings/workshops and animal shelters with some that have power and light connected. A delightful and private space that could be utilised in any number of ways or uses. Annotated photograph for identification guidance only.

#### **DIRECTIONS**

From our office, go right and then left into Church Street proceed down the hill and turn right at the traffic lights on the crossroads onto Graham Road. Proceed along Graham Road until the end and turn right at the lights onto Worcester Road. Follow the Worcester Road straight down though Malvern Link until you reach the last large roundabout. Go straight across and take the first left off the Worcester Road, go past the Swan Inn on your left hand side and take the next left onto Stocks Lane where No. 8 can be found on the right hand side, To arrange a viewing or with any queries on the property please call Allan Morris 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 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: D

ENERGY PERFORMANCE RATINGS: Current: D63 Potential: C80

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270

#### **ASKING PRICE**

£625,000



Floor 0 Building 1



Floor 1 Building 1

Allan Morris

Approximate total area<sup>(1)</sup>

142.15 m<sup>2</sup>

Reduced headroom

9.82 m<sup>2</sup>

(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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