



Allan Morris
estate agents

**Pole Elm, 1, Lower Ferry Lane, Callow End,
Worcestershire, WR2 4UH**

 **MAYFAIR**
OFFICE GROUP

Lower Ferry Lane, Callow End, WR2 4UH

A very well presented four bedroom detached period property, situated in the centre of this popular village location with easy access for both Worcester and Malvern. The property is spacious and retains lots of character and original features. The generous accommodation comprises: breakfast kitchen, reception/dining room, separate sitting room, garden room/study and utility room. The first floor has four double bedrooms, master with en-suite shower and a separate family bathroom. Outside the property has delightful and well maintained front and rear gardens, gated driveway, carport and garage. Two cellar rooms. The property is found in the heart of Callow End Village, which has a village shop, village hall, primary school, two pubs and the renowned Stanbrook Abbey Hotel. EPC - E



ENTRANCE

Entrance via timber door into:

RECEPTION / DINING ROOM 29'11" x 11'4" (9.12m x 3.47m)

Spacious open plan room in the oldest part of the house. Double glazed windows to front aspect. Inglenook fireplace with wood burner. Wall lights, radiator. Doors to Sitting room, WC and garden room. Glazed double doors into kitchen and original stairs rising to first floor.

SITTING ROOM 15'11" x 11'3" (4.86m x 3.45m)

Bay windows to side aspect, overlooking the front garden. Multi fuel burner set into brick fireplace with wooden mantle, radiator and wall lights. Double doors to rear aspect opening out onto courtyard.

WC

Low level WC and wall mounted hand wash basin with tiled splash back. Recently installed wall mounted gas boiler.

BREAKFAST KITCHEN 17'3" x 12'11" (5.28m x 3.94m)

Double glazed windows to front and rear aspects and double glazed door to rear garden. Kitchen fitted with a range of wall and base units with integrated double oven, dishwasher and fridge freezer. Roll top work surface with 4 ring gas hob with extractor hood over. One and a half bowl stainless steel sink and drainer with tiled splash back, radiator, wooden floor. Door to cellar and opening to garden room.

GARDEN ROOM / STUDY 17'3" x 6'5" (5.26m x 1.98m)

UPVC double glazed window and door to rear aspect, overlooking the garden. Door to dining room and utility room, tiled floor. Radiator.

UTILITY 7'5" x 6'7" (2.28m x 2.02m)

UPVC double glazed window to rear aspect. Range of wall and base units with space for tumble dryer and washing machine. Roll top work surface with stainless steel sink and drainer with tiled splash back.

FIRST FLOOR LANDING

Double glazed windows to front aspect. Doors to bedrooms and bathroom, spotlights.

BEDROOM ONE 13'2" x 12'8" (4.03m x 3.87m)

Double glazed window to front aspect, radiator, door to:

ENSUITE SHOWER ROOM 9'7" x 4'2" (2.93m x 1.29m)

Double glazed window to rear aspect. Large shower cubicle with electric shower, pedestal hand wash basin and low level WC, tiled splash back, heated towel rail and extractor fan.

BEDROOM TWO 11'3" x 15'9" (3.44m x 4.82m)

Double glazed windows to side and rear aspects, two radiators.

BEDROOM THREE 9'7" x 8'3" (2.93m x 2.52m)

Double glazed window to rear aspect, radiator.

BEDROOM FOUR 8'11" x 8'2" (2.73m x 2.50m)

Double glazed window to rear aspect, radiator.

BATHROOM 8'2" x 6'11" (2.50m x 2.13m)

Obscure double glazed window to rear aspect. Bath with central taps and electric shower over, pedestal hand wash basin and low level WC., tiled splash back, radiator, extractor fan, loft hatch.

CELLAR ONE 10'0" x 13'6" (3.05m x 4.13m)

Useful storage area and currently used as a wine cellar.

CELLAR 13'9" x 10'11" (4.21m x 3.33m)

Useful storage area.

OUTSIDE - FRONT

The front of the property is approached through hardwood double gates. A paved driveway provides off road parking to the front and the side and leads onto the garage via a carport, with a wood store. The enclosed front garden is mainly laid to stone chippings with established hedgerow borders and planting.

GARAGE 12'5" x 16'11" (3.80m x 5.18m)

Up and over door. Door and window to side aspect, power and light.

OUTSIDE - REAR

The enclosed rear garden is laid mainly to lawn with established trees and planted borders. There are two paved areas providing space for

dining and entertaining and space for a hot tub. A metal gate leads to the side aspect and a side door into the garage. Garden shed.

DIRECTIONS

From Malvern proceed along the A449 in the direction of Worcester, drive down to the first roundabout and drive straight over towards Worcester, taking the first right into Madresfield. Follow this road to the right taking the first left onto Jennet Tree Lane. Follow this road all the way to the T junction. Turn right at Stanbrook Abbey into the village of Callow end. The property can be found on the left opposite the village shop in Lower Ferry Lane. For more details or to arrange 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 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: E

ENERGY PERFORMANCE RATINGS: Current: E50 Potential: C74

ASKING PRICE - 'offers over' £550,000



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