



Allan Morris
estate agents

**The Hop Barn, West Malvern Road,
Mathon, WR13 5NZ**

 **MAYFAIR**
OFFICE GROUP

West Malvern Road, Mathon, WR13 5NZ

Full of character, and immaculately presented, The Hop Barn is a stunning four-bedroom detached barn conversion with professionally landscaped gardens, garage and parking. Nestled in a quiet location in the Malvern Hills Area of Outstanding Natural Beauty, and situated between the village of Mathon and West Malvern the property sits backing onto countryside with a public footpath located at the end of the drive. The versatile accommodation comprises: On the ground floor; study hall, impressive 22' dining kitchen with vaulted ceiling, wood burner and door to gardens, guest double bedroom with en-suite, two further double bedrooms, luxurious main bathroom. On the first floor; large open plan living space with balcony to sit and enjoy the views over the garden, home office, main bedroom with fitted wardrobes and large en-suite. The property further benefits from central heating, double glazing, professionally landscaped terraces rear garden with a number of seating areas to sit and enjoy the views, detached garage and parking. For sale with no onward chain, viewing is a must to appreciate the quality and versatility of home on offer.



ENTRANCE PORCH

Accessed via a wooden door from the front garden, two ceiling light points, exposed beams, Karndean bleached oak flooring, wide arch to dining kitchen, wide arch to:

STUDY/HALL 12'4" x 9'0" + recesses (3.76m x 2.76m + recesses)

Front aspect double glazed windows, recess ceiling down lighters, two wall light points, radiator, stairs to first floor with under stairs store cupboard, continued Karndean flooring, doors to bedrooms and bathrooms.

DINING KITCHEN 22'4" + recess x 13'6" (6.81m + recess x 4.13m)

Large, open plan, dual aspect dining kitchen with vaulted ceiling comprising of:

DINING AREA 13'9" max x 13'6" (4.20m max x 4.13m)

Dual aspect with double glazed windows to front and rear, vaulted ceiling with exposed beams, two ceiling light points, contemporary 'Jotul' wood burner on slate hearth, two radiators, space for dining table and chairs, continued Karndean flooring, open plan to:

KITCHEN AREA 13'6" x 12'9" (4.14m x 3.90m)

Dual aspect with two double glazed windows to the front and one to the rear, vaulted ceiling with exposed beams, bespoke 'Prentice' 'French grey' hand

painted kitchen comprising of a wide range of floor and wall mounted units under a sand granite worktop with contrasting dark granite top island, five hob range style cooker, integral Belfast style sink with mixer tap over and drainage grooves to side, integral dishwasher, integral freezer, integral tumble dryer, space for plumbing for washing machine, space for tall fridge freezer, integral microwave, continued Karndean flooring, double glazed door to landscaped rear garden.

INNER HALL

Recessed ceiling down lighter, smoke alarm, doors to:

BEDROOM TWO 14'11" x 13'6" max (4.57m x 4.14m max)

Rear aspect double glazed window, recessed ceiling down lighters, radiator, door to:

ENSUITE 6'8" x 6'3" (2.05m x 1.92m)

Recessed ceiling down lighters, exposed beams, extractor, large walk-in shower cubicle, corner wash hand basin with storage below, WC, heated chrome towel rail, part tiled walls, tiled floor, wall mounted electric heater.

BEDROOM THREE 15'5" x 14'0" max (4.72m x 4.27m max)

Rear aspect double glazed ceiling downlighters, bespoke fitted wardrobes and dressing table, radiator.

BEDROOM FOUR 15'8" x 10'0" + recess (4.78m x 3.05m + recess)

Front aspect double glazed window, recessed ceiling down lighters, radiator. NB currently used as an additional study.

MAIN BATHROOM 8'10" x 8'4" (2.70m x 2.55m)

Side aspect double glazed window, recessed ceiling down lighters, ceiling beams, white suite comprising: claw foot double ended panel bath with mixer tap and shower over, floating wash hand basin, hidden cistern push flush WC, heated chrome towel rail, part tiled walls, laminate flooring.

FIRST FLOOR**LIVING ROOM 28'1" x 15'0" (8.58m x 4.58m)**

Large triple aspect part vaulted sitting room with double glazed windows to the rear overlooking the garden, rear aspect roof light and side aspect double glazed door leading to a balcony with space to sit and enjoy the view over the garden and back to the Malvern Hill's, three ceiling light points, two radiators, laminate flooring, open to:

OFFICE 13'6" x 7'6" (4.13m x 2.31m)

Front aspect double glazed window, ceiling light point, radiator, continued laminate flooring, door to:

BEDROOM ONE 14'5" x 14'4" (4.41m x 4.37m)

Rear aspect double glazed window, two ceiling light points, two radiators, range of bespoke fitted wardrobes and shelving, door to:

EN-SUITE 13'6" x 7'8" (4.12m x 2.35m)

Front aspect roof light, three ceiling light points, contemporary suite comprising: claw foot double ended bath with mixer tap and shower over, large walk-in shower cubicle with rainfall and body showers, wash hand basin with storage below, hidden cistern push flush WC, heated chrome towel rail, part tiled walls, laminate flooring.

FRONT GARDEN

The property is accessed via a shared drive from the road which leads up to the Hop Barn, a stone chip parking area sits in front of the garage providing parking for two vehicles, double five-bar gates open to a low maintenance front garden with mature flower and shrub beds to the front of the property, raised bed and specimen trees to the side.

REAR GARDEN

Professionally landscaped. private rear garden backing onto open countryside. The garden has been landscaped into a variety of terraced areas accessed from the dining kitchen. Initially to the rear of the property and accessed from the dining kitchen is a seating area with built in seating. A covered area to the side leads to a gated access to the front garden. Steps leads up to large paved area with space for table and chairs and al fresco dining. An inverted tree water feature overlooks the seating area. Steps and paths lead from this area through a range of flower and shrub beds with specimen trees and fruit and ornamental trees to the upper level. The upper level is mostly laid to lawn with space to sit and look over the property to the Malvern Hills, there is a greenhouse to one side and a vegetable patch to the other. A pedestrian access runs from the back to the garage.

GARAGE 19'9" x 10'5" (6.04m x 3.20m)

Detached, block built garage, accessed via twin wooden doors to the front, double glazed window to side, wall mounted LPG Worcester Bosch Greenstar classic combi-boiler, power and light.

DIRECTIONS

From Great Malvern proceed along Worcester Road. Take the second left into North Malvern Road and continue in the direction of West Malvern. North Malvern Road turns into West Malvern Road. Continue for some distance, then turn right in to Croft Bank. Follow the country lane downhill and out of West Malvern and towards the village of Mathon. The property can be found after the road has levelled out on the right hand side as indicated by the Allan Morris 'For Sale' board. For more details or to book a viewing by appointment only, please call the Malvern office on 01684 561411.

What Three Words: fines.appetite.approvals

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.

SERVICES: LPG, mains electricity, and water connected, private drainage/sewerage. 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: Herefordshire Council (01432 260000); at the time of marketing the Council Tax Band is: G

ENERGY PERFORMANCE RATINGS: Current: D56 Potential: C75

SCHOOLS INFORMATION: Local Education Authority: Herefordshire LA: 01432 260927, Worcestershire LA: 01905 82270.

LOCATION

The Hop Barn is found in a secluded position close to the highly regarded village of West Malvern on the lower slopes of the Malvern Hills. With easy access to open countryside and footpaths including the Worcestershire Way. The well served cultural and historic spa town of Great Malvern is just over two miles away. Here there is a comprehensive choice of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. The large village of Colwall (which also has an excellent range of amenities) is a similar distance away. The property is within easy striking distance of several schools in both the private and state sectors at secondary and primary levels. Transport communications are good. There are mainline railway stations in both Colwall and Great Malvern (3.5 miles) to both Birmingham and London. Junction 7 of the M5 motorway south of Worcester is about ten miles and Junction 2 of the M50 south of Ledbury is a similar distance.

ASKING PRICE - £675,000



Floor 0 Building 1



Floor 1 Building 1

Allen Morris

Approximate total area⁽¹⁾

184.22 m²

Reduced headroom

8.04 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.

GIRAFFE360

Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



