



**6 High Street, Upton-upon-Severn, WR8 0HB**

**£400,000**

A beautifully and extensively refurbished Grade II Listed property in the very heart of Upton upon Severn offering versatile residential accommodation over four floors, a ground floor retail space, and a separately accessed annex bedroom currently let as a successful holiday let. The residential accommodation comprises; refitted dining kitchen with doors out to the garden, sitting room, cloakroom, main double bedroom with double ended 'Coppersmith' bath, two further double bedrooms, refitted main shower room, top floor triple aspect second sitting room or fourth large bedroom. Separate garden annex with double bedroom, walk in wardrobe and refitted en-suite. Ground floor town centre retail space with cloakroom and cellar storage. Viewing a must to appreciate the versatility and presentation of home on offer.



# 6, High Street, Upton-Upon-Severn, WR8 0HB

## RETAIL SPACE 13'10" x 10'9" (4.22 x 3.29)

Accessed via a glazed door from the High Street, glazed bay display window, power and lighting, double doors to inner hall space, steps to cellar, doors to cloakroom and cellar. AGENTS NOTE - Currently let on a three year contract (renewed February 2022 at £400pcm).

## CLOAKROOM

Wash hand basin, WC

## CELLAR 13'10" x 10'6" (4.22 x 3.21)

Providing useful retail storage.

## COVERED PASSAGE

Accessed via a shared door on Church Street opposite the Peppercot, gate to rear garden, door to;

## DINING KITCHEN 14'2" x 12'7" (4.32m x 3.86m)

Rear aspect double glazed window and door leading to the rear garden, ceiling light point, exposed beam, re-fitted kitchen comprising of a range of floor and wall mounted slate grey units under a white silstone work surface, inset Belfast style sink with mixer tap over, space for Range sized cooker, integral dishwasher, integral fridge, integral freezer, large built in pantry cupboard, built in coats cupboard with hanging rail and shelving, stairs to first floor, wood plank effect flooring.

## FIRST FLOOR

Ceiling light point, smoke alarm, large walk in store cupboard, stairs to second floor, door to:

## SITTING ROOM 14'2" x 10'2" (4.32m x 3.11m)

Front aspect secondary glazed window, ceiling light point, exposed beam, school style radiator.

## BEDROOM THREE 14'3" 10'2" (4.35m 3.11m)

Rear aspect sash window overlooking the garden, exposed beam, large walk in wardrobe with hanging rail and shelving, school style radiator.

## CLOAKROOM

Recessed ceiling down lighters, re-fitted white suite comprising: wash hand basin with storage below, push flush WC, wood plank effect flooring.

## SECOND FLOOR

Ceiling light point, door to stairs to third floor. Door to:

## BEDROOM ONE 14'5" x 12'9" (4.40m x 3.91m)

Rear aspect window with views over the garden, exposed beam, school style radiator, 'Coppersmith Creations' double ended copper bath with mixer tap and shower to side, fitted full height triple wardrobe.

## BEDROOM TWO 10'7" x 10'6" (3.24m x 3.22m)

Front aspect secondary glazed windows, school style radiator, built in double wardrobe.



### **SHOWER ROOM 10'10" x 4'7" max (3.32m x 1.42m max)**

Recessed ceiling down lighter, extractor, re-fitted white suite comprising: large walk in shower cubicle with rainfall and body showers, pedestal wash hand basin, high level period style WC, part tiled walls, wood plank effect flooring, heated towel rail.

### **THIRD FLOOR**

### **SITTING ROOM/BEDROOM FOUR 22'8" x 14'2" max (6.93m x 4.34m max)**

Triple aspect with rear facing double glazed window with views to the Pepperpot and Malvern Hills in the distant. Side aspect double glazed window and side aspect double glazed velux roof light, recessed ceiling down lighters, exposed flooring, five wall light points, two school style radiators, fitted storage with circular sink and light coloured work top, shelving, door to eaves storage.

### **GARDEN**

Beautifully landscaped courtyard garden with paved patio for al fresco dining accessed from the dining kitchen, mature flower and shrub beds, second brick paved seating area with climbing plant trellis, pedestrian rear access. AGENTS NOTE - adjoining properties have a right of access across the garden and out to the road. The path around the garden itself is shared with the neighbours for this reason. \*\*\*

### **GARDEN ROOM 13'0" x 9'2" (3.98m x 2.80m)**

Accessed from the garden via twin double glazed French doors, side aspect double window overlooking garden, recessed ceiling down lighters, smoke alarm, ceiling fan, wall mounted electric radiator, wood plank effect flooring, walk in wardrobe with hot water cylinder inside inner cupboard with slatted shelving over. AGENTS NOTE: Generating approximately £6000 per year.

### **ENSUITE 5'9" x 4'7" (1.77m x 1.40m)**

Ceiling light point, extractor, re-fitted white suite comprising: corner shower cubicle, wash hand basin with storage below, push flush WC, heated chrome towel rail, continued wood plank effect flooring.

### **DIRECTIONS**

The property can be found in the centre of Upton with the shop fronting onto the High Street, and the residential part accessed from Church Street. For more details or to book a viewing, please call our Upton office on 01684 891348 or email [upton@allan-morris.co.uk](mailto:upton@allan-morris.co.uk)

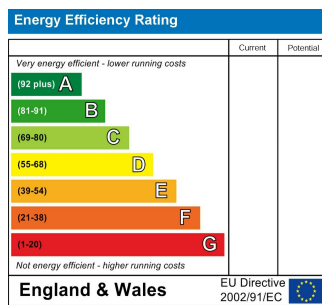




**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.  
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement  
**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: B  
**ENERGY PERFORMANCE RATINGS:** Residential - Exempt. Commercial - Current: TBC Potential TBC  
**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700

EPC

Material Information Report



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