



Allan Morris
estate agents

**Blackmore Lodge, Blackmore End,
Hanley Swan, WR8 0EE**

 **MAYFAIR**
OFFICE GROUP

Blackmore End, Hanley Swan, WR8 0EE

A substantial, detached Victorian Lodge, offering over 2400 square feet of versatile accommodation, sat in private, west facing gardens in excess of half an acre. Blackmore Lodge is situated on the edge of the village of Hanley Swan, and within walking distance of the village green, post office and The Swan Inn. The versatile accommodation is currently separated into a main house, and two independently accessed one bedroom holiday lets. The property offers very flexible accommodation for the next owners. The apartments being suitable for annex spaces for dependent relatives, home offices, additional income from letting, or they could be incorporated with the rest of the house to provide a three reception, six bedroom, four bathroom single home. Currently, the main house comprises; entrance porch, entrance hall, triple aspect sitting room, snug with wood burner, 21' dining kitchen with doors to the gardens, utility, cloakroom, dual aspect main bedroom with ensuite, two further first floor bedrooms, main bathroom, loft room/occasion bedroom. The two holiday apartments each have large open plan living/kitchen area with doors to own outside space, double bedroom, and shower rooms. The property sits in a private, west facing plot, with ample parking to the front, detached double garage and mature level gardens with a small area of woodland to the rear. A highly individual property, full of potential, that must be viewed to be appreciated.



PORCH

Access via a door from the garden with an arched window over, quarry tiled floor, door to:

SITTING ROOM 19'9" max into bay x 15'0" (6.03m max into bay x 4.58m)

Triple aspect with side aspect double glazed square bay window overlooking fields, and additional front aspect double glazed window, and further double glazed window to the other side, ceiling light point, coving, radiator, living flame electric fire, door to:

SNUG 12'7" x 10'2" (3.84m x 3.10m)

Ceiling light point, floor mounted 'Woodwarm' wood burner on quarry tiled hearth, continued antique oak laminate flooring, open to study area, wide arch to dining kitchen;

DINING KITCHEN 21'10" x 14'2" (6.66m x 4.32m)

Large light and airy triple aspect dining kitchen with two double glazed windows to the rear and one to the side overlooking the garden and double glazed doors to the side leading to a large south facing patio with space for table and chairs and al fresco dining, two ceiling light points, fitted kitchen comprising a wide range of floor and wall mounted cream units under a granite effect work top with matching breakfast bar, stainless steel one and a half bowl sink unit, integral stainless steel 'stoves' hob with extractor over and oven below, integral dishwasher, integral fridge, integral freezer, radiator, tile effect flooring.

STUDY AREA 10'2" x 7'0" (3.10m x 2.14m)

Front aspect double glazed window with views over fields to Bredon Hill, ceiling light point, Oak wood laminate flooring, wide arch to:

PORCH

Accessed via a part obscure glass door from the driveway, Velux double glazed roof light, built in boiler cupboard with Worcester LPG fired boiler, space for coats, stairs to first floor, tiled floor, door to utility, glazed door to:

UTILITY 6'5" x 4'5" (1.96m x 1.37m)

Ceiling light point, stainless steel sink unit with double cupboard below, space and plumbing for washing machine, wall mounted storage cupboard, tiled floor, door to:

CLOAKROOM

Ceiling light point, push flush WC, continued tiled floor.

LANDING

Ceiling light point, side aspect, wall light point, radiator, stairs to second floor, doors to:

BEDROOM ONE 15'3" x 14'1" (4.66m x 4.31m)

Dual aspect with side facing double glazed window overlooking fields, and rear aspect double glazed window overlooking the gardens, ceiling light point, radiator, exposed wooden floorboards, doorway to:

ENSUITE 6'7" x 5'2" (2.03m x 1.60m)

Ceiling light point, extractor, white suite comprising: shower cubicle with Mira shower, pedestal wash basin, WC, radiator, part tiled walls.

BEDROOM TWO 16'4" x 15'11" (5.00m x 4.86m)

Side aspect double glazed window with views over fields, ceiling light point, radiator, wash hand basin with storage below. NB due to the size of the room and with the wash hand basin already in place, there is excellent potential for an ensuite to be created within the bedroom.

BEDROOM THREE 10'2" x 7'1" (3.12m x 2.17m)

Front aspect double glazed window with views over fields to Bredon Hill.

BATHROOM 9'11" x 6'0" (3.04m x 1.85m)

Ceiling light point, extractor, white suite comprising: bath with shower over and screen to side, pedestal wash basin, WC, radiator.

SECOND FLOOR - LOFT ROOM/OCCASIONAL BEDROOM 22'4" x 39'0" + eaves 6'4" height (6.82m x 11.89 + eaves 1.94m height)

Rear aspect double glazed windows, two double glazed Velux roof lights, two ceiling light points, doorway to further loft storage. Currently used for storage but has previously been used as an occasional bedroom.

GARDEN APARTMENT**OPEN PLAN LIVING SPACE 15'10" x 15'7" (4.84m x 4.76m)**

Independently accessed via obscure glass double glazed doors, two rear aspect double glazed windows overlooking the gardens, two ceiling light points, three wall light points. Kitchen area comprising of a range of floor and wall mounted cream units under a marble effect work top. stainless steel sink unit, 'Indesit' electric hob with oven below and discreet extractor over, white slimline dishwasher, antique oak laminate flooring, door to:

BEDROOM 10'9" x 7'9" (3.28m x 2.37m)

Front aspect double glazed window, ceiling light point, built in wardrobe with hanging rail, door to:

ENSUITE 5'2" x 4'11" (1.59m x 1.51m)

Ceiling light point, extractor, fully tiled walls and floor, corner shower unit with Mira shower, pedestal wash hand basin with storage below and shaver socket over, push flush WC.

BALCONY APARTMENT**ENTRANCE**

Accessed via a set of external steps from the driveway which lead to a wide timber balcony with space for table and chairs for al fresco dining, double glazed double doors lead to:

OPEN PLAN LIVING SPACE 15'8" x 12'11" (4.79m x 3.95m)

Double glazed doors to balcony, double glazed Velux roof light, part vaulted ceiling, two ceiling light points, smoke alarm, three wall light points Fitted kitchen of a range of floor and wall mounted cream units under a marble effect work top. stainless steel sink unit, 'Indesit' electric hob with oven below and discreet extractor over, white slimline dishwasher, wood laminate flooring.

BEDROOM 9'6" x 9'2" (2.91m x 2.80m)

Side aspect double glazed, two ceiling light points, smoke alarm, two wall light points, built in wardrobe with hanging rail, door to:

ENSUITE 5'11" x 5'9" (1.82m x 1.77m)

Recessed ceiling down lighters, extractor, fully tiled walls and floor, shower cubicle, wash hand basin, double cupboard below, push flush WC.

DOUBLE GARAGE 18'4" x 27'7" (5.59m x 8.41m)

Detached brick built double garage, twin front aspect up and over style doors, power and light, eaves storage, pedestrian door to the side.

GARDENS

Blackmore Lodge sits in a large mature plot of 0.57 acres. The property is accessed via a five bar gate from the layby which runs alongside the Worcester Road. The gate opens to a stone chip driveway providing parking area for six/seven cars and with space for a motor home or caravan. The stone chip area continues to the front of the property giving access to the front door and to the side leading to the accesses to the apartments.

The level, west facing, rear garden is accessed from the dining kitchen which opens to a wrap around paved patio with plenty of space for a table and chairs for al fresco dining and outside entertaining. Beyond the patio the garden opens to a spacious lawn with a wide range of mature trees and shrubs. A path leads part raised beds to a large timber framed workshop and second further timber shed (both would benefit from some maintenance). To the rear end of the garden is a small wooded area.

APARTMENT GARDENS

Each of the apartments has its own outside space. The Garden Apartment has a small paved area, with space for table and chairs, separated from the garden by a small screen. The balcony apartment has a wide balcony with space for a table and chairs. Both apartments can be access independently from the driveway.

DIRECTIONS

From our office in Malvern turn right and pass along Belle Vue Terrace and onto the Wells Road. Continue along the Wells Road in the direction of Ledbury for approximately 2 miles, then turn left into Hanley Road. Follow the road for approximately 2 miles into the village of Hanley Swan, upon reaching the crossroads with the duck pond on the left turn left headed towards Worcester. Blackmore Lodge can be found at the end of the straight accessed from the slip road that sits on the corner as indicated by the Allan Morris 'For Sale' board.

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.

SERVICES: Mains electricity and water. Private drainage. 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 for the house is: D and the apartments are: A

ENERGY PERFORMANCE CERTIFICATE

House - Current: E43 Potential: C73
Garden - Current: C77 Potential: C78
Studio - Current: C78 Potential: C78

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

ASKING PRICE - £850000

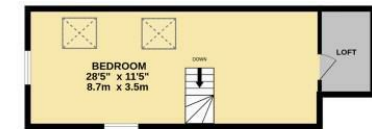
GROUND FLOOR
1229 sq.ft. (114.2 sq.m.) approx.



1ST FLOOR
804 sq.ft. (74.7 sq.m.) approx.



2ND FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 2402 sq.ft. (223.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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