



Heath Farm, Gloucester Road, Upton-Upon-Severn,
Worcestershire, WR8 0QR

Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Gloucester Road, Upton-Upon-Severn, WR8 0QR

A substantial, detached, five bedroom farmhouse, sitting in a level plot of 0.57 acres, on the outskirts of Upton upon upon Severn. The versatile accommodation comprises; entrance porch, entrance hall, 32' dual aspect lounge diner with fireplace, snug, study, 20' dining kitchen with doors to the rear garden, utility, cloakroom. To the first floor are 5 double bedrooms, two en-suites and a refitted main bathroom. Further benefits include; oil fired central heating, double glazing, a long driveway with plenty of parking, and space within the level 0.57 acre plot for garaging (subject to planning). Viewing a must to appreciate the size and versatility of home on offer. No onward chain.



CANOPY PORCH

Twin external carriage lights, quarry tiled floor, part glazed door to:

HALL

Two ceiling light points, radiator, stairs to first floor with double glazed sash window at half landing and under stairs storage cupboard, doors to:

LOUNGE DINER 32'10" max x 13'5" (10.01m max x 4.11m)

Light and airy triple aspect sitting room with two double glazed sash windows to west aspect, one to front aspect and one to east aspect, feature opened fireplace with space for wood burner, dado rail, two radiators, dado, wood flooring.

SNUG 12'0" x 11'10" (3.67m x 3.63m)

Front aspect sash window, three wall light points, further brick fire surround with floor mounted wood burner, radiator.

STUDY 9'4" x 7'11" (2.85m x 2.42m)

Side aspect double glazed window, ceiling light point, radiator.

DINING KITCHEN 20'7" x 11'3" (6.28m x 3.43m)

Dual aspect farmhouse style dining kitchen with front aspect sash window and rear aspect French doors to rear garden, recessed ceiling downlighters, exposed ceiling beams. Kitchen comprising: range of floor and wall mounted wooden units under a stone effect worktop. Emperor blue, oil fired Rayburn, stainless steel sink unit, integral electric hob with integral oven below and discrete extractor over, space and plumbing for dishwasher, integral fridge, space for breakfast table and chairs, feature exposed brick fireplace, tiled floor, glazed door to inner hall, door to:

PORCH 7'9" x 5'11" (2.38m x 1.82m)

Accessed via part glazed stable style door from the driveway, front aspect double glazed sash window, ceiling light point.

UTILITY 11'9" x 6'6" + door recess (3.60m x 2.00 + door recess)

Triple aspect with rear and both side aspect

double glazed sash windows, ceiling light point, fitted floor units under a marble effect work surface, sink unit, space and plumbing for washing machine, radiator, glazed door to rear garden.

CLOAKROOM

Rear aspect obscure glass double glazed window, ceiling light point, white suite comprising: wash hand basin, WC, radiator, part tiled walls, tiled effect floor.

LANDING

Front aspect double glazed sash window and rear aspect double glazed sash window at half landing, with three ceiling light points, built-in double airing cupboard with hot water tank, radiator, study area with circular window to side and exposed wood floor boards, doors to:

MAIN BEDROOM 14'2" x 11'8" + door recess (4.33m x 3.58m + door recess)

Triple aspect with double glazed windows to front and rear side aspect, two ceiling light points, two radiators. Door to:

ENSUITE 8'1" x 6'2" (2.47m x 1.88m)

Side aspect obscure glass double glazed window ceiling light point, white suite comprising: Acrojet spa bath, pedestal wash hand basin, WC, heated towel rail, part tiled walls, tiled effect floor.

BEDROOM 12'1" x 11'5" max (3.70m x 3.49m max)

Front aspect sash window, ceiling light point, radiator, door and steps down to:

ENSUITE 9'6" x 7'2" (2.92m x 2.19m)

Front aspect window, ceiling light point, extractor, white suite comprising: panel bath, pedestal wash basin, WC, radiator, part tiled walls.

BEDROOM 13'6" x 12'1" (4.13m x 3.69m)

Dual aspect with side and rear facing double glazed sash windows, ceiling light point, radiator.

BEDROOM 13'10" x 11'10" (4.23m x 3.61m)

Dual aspect with side and rear facing double glazed sash windows, ceiling light point, radiator.

BEDROOM 12'0" x 10'11" (3.67m x 3.34m)

Front aspect sash window, ceiling light point, radiator.

BATHROOM 8'7" x 6'0" (2.64m x 1.83m)

Rear aspect window, ceiling light point, extractor, re-fitted white suite comprising: bath with telephone style shower over, pedestal wash hand basin, WC, part tiled walls, radiator, tiled floor.

CLOAKROOM

Rear aspect obscure glass sash windows, ceiling light point, white suite comprising: pedestal wash hand basin, WC, radiator.

FRONT GARDEN

Heath Farm is accessed via a wide gateway from the B4211 which opens to a stone chip driveway which leads to the front of the house with plenty of space for parking cars, motorhomes or boats. The majority of the garden is laid to level lawn with a number of mature trees to the boundaries. There is plenty of space within the garden for a garage subject to planning. A paved patio accessed from the entrance porch provides space to sit and look back over the garden.

EXTERNALLY ACCESSED STORE 9'10" x 7'3" (3.00m x 2.21m)

Accessed from the front garden via a cottage style latch door, power points, flagstone floor, providing useful storage.

SIDE GARDEN

Stone chip path to the side of the property, with flower and shrub beds to the side, leading to the rear garden.

REAR GARDEN

Accessible from the breakfast kitchen or the utility is a wide paved seating area with space for table and chairs for outside entertaining, this opens to a level lawn.

DIRECTIONS

From the Allan Morris office in Upton upon Severn turn right and take the A4104 towards Welland. After passing the sports ground and then the Doctors surgery on the right hand side follow the road uphill and after a short distance take the next turning on the left (B4211) towards Longdon and Gloucester. After passing the Drum and Monkey on the right hand side, the driveway for Heath Farm can be found just before the turning for Wheatley Lane on the right hand side 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. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. Central heating is oil fired. 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: F37 Potential: C71

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

AGENTS NOTE

Please note, planning permission has been granted under reference 00/00021/FUL for the construction of traditional farmyard buildings to form 4 number holiday cottages on land to the rear of Heath Farm. Planning has now been applied for, for a change of use to convert the original application to full residential. Further information is available from our office.

ASKING PRICE - £780,000



Approximate total area⁽¹⁾

214.67 m²

Reduced headroom

3.75 m²



Reduced headroom

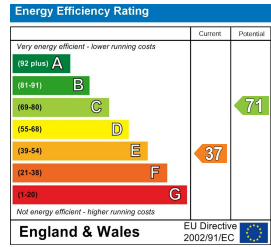
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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EPC



Material Information Report



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