



Frizzles Barn Acton Green, Acton Beauchamp, WR6 5AA

£495,000

A single storey, three double bedroom barn conversion situated in a rural hamlet between Malvern and Bromyard.

Frizzles Barn offers modern luxury living, in a tranquil location, with easy access to facilities in either Malvern or Bromyard. The versatile accommodation extending to over 1150 square feet comprises; entrance hall, impressive 26' open plan living room and kitchen with vaulted ceiling and access to the rear garden, utility. Main bedroom with built in wardrobes and en-suite. Two further double bedrooms with en-suites. Outside the property has a paved and lawn to the front garden with far reaching views over countryside, and a private lawn to the rear. A parking area to the front parking for three to four cars. Further benefits include; Central heating with underfloor heating, double glazing, and a 10 year building warranty with ICW. No Onward Chain.



Frizzles Barn, Acton Green, Acton Beauchamp, WR6 5AA

LOCATION

Acton Green is a small rural hamlet surrounded by rolling English countryside situated almost equidistant between the A44 Worcester to Bromyard Road and the A4103 Worcester to Hereford Road. Located 7.4 miles from Malvern and 4.6 miles to Bromyard, the property has access to a wide range of facilities in both towns including shops, supermarkets, banks and Post Offices together with primary and secondary schools. The village of Suckley is a short distance from the property offering village stores with Post Office, primary school, and church with community hall.

The cathedral cities of Worcester and Hereford are 13 and 16 miles distant providing further amenities including main line railway stations. The M5 is accessible at Worcester junction 7 and the M50 junction 2 just south of Ledbury. The recently completed Worcester Parkway is 17 miles away, offering direct trains to London Paddington, and journey times of under 2 hours.

DEVELOPERS

The property has been developed by a local, third generation family concern focussing on creating well built homes, a little different to those provided by the major housebuilders, They take pride in delivering desirable homes built to last.

They choose sites that are a little different, mainly in rural or semi-rural locations, aimed at buyers seeking a more tranquil lifestyle but always ensuring there is a wide choice of amenities close by.

They take pride in what they do, using tried and trusted craftsmen and by adopting an innovative design approach, allowing affordable luxury in unique settings.

All of their properties have the benefit of a building's insurance, with cover provided by ICW Insurance Services Ltd - one of the largest home warranty providers in the UK, authorised and regulated by the Financial Conduct Authority (FCA) and recognised by or on the panel of most of the big lenders.

ENTRANCE HALL

Front facing double glazed window and doors, tiled floor with underfloor heating, folding doors open to:

UTILITY AREA

With fitted storage.

WC

Front facing double glazed windows, low level WC, wash basin.

OPEN PLAN LOUNGE ROOM AND KITCHEN

Two front facing bi-fold doors opens to a paved garden area with space for table and chairs and al fresco dining and with views over the garden to the countryside beyond, fireplace with potential for a woodburner, tiled floor with underfloor heating. Fitted kitchen comprising of a range of floor and wall mounted dove grey units with a contrasting white central island and breakfast bar all under a white marble work top, integrated appliances including: an induction hob with built-in extractor, dishwasher, fridge freezer and microwave.



BEDROOM ONE

Front facing doors open to garden, range of fitted wardrobes, door to:

ENSUITE

Side aspect double glazed window, recessed ceiling downlighters, extractor, fully tiled shower with rainfall and body shower, wash hand basin with storage below and shaver socket to side, hidden cistern push flush WC, heated towel rail, tiled floor with underfloor heating.

BEDROOM TWO

Rear facing double glazed windows, fitted wardrobe, door to:

ENSUITE

Rear aspect double glazed window, recessed ceiling downlighters, extractor, fully tiled shower with rainfall and body shower, wash hand basin with storage below and shaver socket to side, hidden cistern push flush WC, heated towel rail, tiled floor with underfloor heating.

BEDROOM THREE

Side facing double glazed windows, fitted wardrobes.

ENSUITE SHOWER ROOM

Rear aspect double glazed window, recessed ceiling downlighters, extractor, fully tiled shower with rainfall and body shower, wash hand basin with storage below and shaver socket to side, hidden cistern push flush WC, heated towel rail, tiled floor with underfloor heating.

OUTSIDE

Driveway and parking for two to three cars situated to the front of the property. A gate opens from the parking area to a paved path with leads up to the property and the front door and a wider paved area with space for table and chairs accessible from the living area and kitchen, and the main bedroom with views over countryside. This opens to a level lawn enclosed by a post and rail fence. the path continues around to the rear and along the back of the property. A step leads from the path to a private lawn rear garden. Note there is a large area of shared driveway space to the rear of the property, this was part of the planning designed to allow a fire engine to turn around if required.

DIRECTIONS

From the office proceed along Worcester Road and take the second left into North Malvern Road and first right into Cowleigh Road. Follow the road along until reaching the T-junction with the A4103 Hereford/Worcester Road, head left towards Hereford. Proceed through Storridge, pass the Red Lion on the left and up the hill. On going past the left turn for Cradley where the road becomes two lanes, go in to the right hand lane and indicate to turn right on the brow of the hill signposted Bromyard. Proceed to the crossroads at Acton Green and the driveway for Frizzles Barn is situated on the right hand side as indicated by the Allan Morris 'For sale' board.

POSTCODE WR6 5AA WHAT THREE WORDS -
fleet.tentacles.sleepless





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.

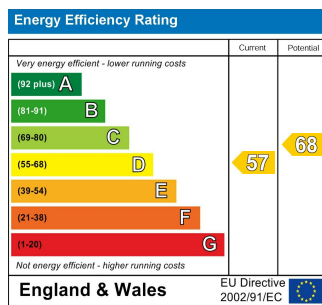
SERVICES: Mains electricity, and water are connected. Central heating is LPG fired, Private drainage via a new water treatment plant shared between four barns. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Herefordshire County Council (01432 26000); at the time of marketing the Council Tax Band is: TBC

ENERGY PERFORMANCE RATINGS: Current: D57 Potential: D68

EPC

Material Information Report



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

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn