



Green House Acton Green, Acton Beauchamp, WR6 5AA

£475,000

A fabulous renovation opportunity located in a rural hamlet between Malvern and Bromyard. The grade II listed Green House offers the potential to become a wonderful county home with a variety of options for final layout. The main part of the property is a partially refurbished three double bedroom farmhouse with four reception rooms and a large basement. Attached to this is the two bedroom Granary. The Granary would take relatively little work to make habitable again, and planning permission is in place to convert the lean to at the rear into further accommodation. Behind the farmhouse is a 440 square foot barn. The property has gated access from the road providing plenty of parking, and gardens with a southerly rear aspect. A further plot of land running up to the junction is available by separate negotiation. No onward chain.



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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.

GREEN HOUSE, THE GRANARY & BARN

The Green House is a grade II listed former farmhouse in need of further development and renovation. Currently although work has been carried out on the property it is not currently habitable, with bathrooms and kitchens still needing to be installed. Attached to its side is a two bedroom annex, the Granary, this would take much less work to make it habitable, and so provides the potential for someone to live on site whilst the work is completed. In total the Green House and The Granary offer 3300 of potential living space. To the rear of the property is a detached 440 square feet detached stone and brick barn offering further potential for conversion, potentially into a further annex or providing a separate home work space.

GREEN HOUSE

The Green House is accessed from the front via a wide part glazed door which opens into a hallway. To either side of the at the front are generous reception rooms each with their own fireplace with woodburner. To the rear is a further reception, and a large dining kitchen with views over countryside to the rear. A staircase leads up to the first floor where the layout currently provides potential for a main bedroom with en-suite, two further double bedrooms, and a main bathroom. The lower ground floor comprises of a large basement with independent access and the potential for further living accommodation or a guest bedroom suite. To the rear of The Green House and The Granary is an open corrugated iron lean to, this has planning in place to be converted to further living accommodation if required. Planning reference - P223327/F Listed Building consent - P223328/L AGENTS NOTE - there are still some outstanding discussions with regards to internal works and listed building consent.



THE GRANARY

Attached to the side of the Green House is an independently accessed two bedroom annex. Accommodation on the ground floor includes an entrance hall, dual aspect sitting room and breakfast kitchen. To the first floor are two bedroom and a bathroom. Although the Granary is also in need of some works, it would be relatively easy to make the space liveable again. This would then provide the option to live on site whilst the works on the green House are being carried out. Ultimately The Granary could then be incorporated with the main part of the property or it could be kept as a separate annex or holiday let. To the rear of The Granary and the Green House is an open corrugated iron lean to, this has planning in place to be converted to further living accommodation if required. Planning reference - P223327/F Listed Building consent -

THE BARN

To the rear of the Green House and The Granary is a detached stone and brick barn offering 440 square feet over the two rooms. The main double height room is clear and has a replacement roof. the second room is the former farm scullery, with the original fireplace and washing bowl still in place. The barn offers potential for further conversion for a number of uses subject to planning,

OUTSIDE

The property is accessed from the land by a set of double gates. These open to an initial stone chip driveway which continues to the front of the property and a concrete driveway which continues past the side of The Granary and then between it and the barn providing plenty of parking. The gardens themselves are south facing to the rear and include a number of mature trees and lawn areas. Accessed from the basement are two further areas of hardstanding which could provide a private space for outside dining and entertaining. A further area of land sitting between the driveway and the crossroads is available by separate negotiation.

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 turn right. The driveway for Green House is the first on the right as indicated by the Allan Morris 'For sale' board.

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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.

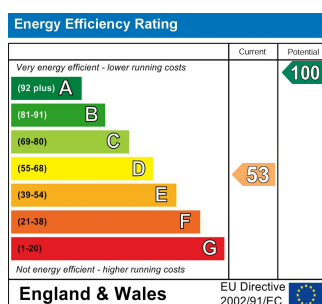
SERVICES: Mains electricity, and water are connected. Central heating is set to be LPG fired, Private drainage via a new water treatment plant which is in place but needs to be connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not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

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

ENERGY PERFORMANCE RATINGS: Current: E53 Potential: A100

EPC

Material Information Report



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