



**Allan Morris**  
estate agents

35, Old Street, Upton upon Severn, WR8 0HN



**MAYFAIR**  
OFFICE GROUP

## Old Street, Upton upon Severn, WR8 0HN

A stunning, substantially renovated, 3/4 double bedroom period townhouse with a separate detached three double bedroom annex to the rear. previously run as a successful Bed & Breakfast. but currently used as family home and annex. The Grade II listed townhouse which enjoys a wealth of period features is situated in the heart of Upton upon Severn, a bustling riverside town with a busy calendar of social events and festivals and is one of Worcestershire's most picturesque and popular towns. The very well presented accommodation throughout comprises; in the main house: sitting room, dining room, refitted breakfast kitchen, utility area (with WC) and cellar, to the first floor an additional lounge area (or a further bedroom), main bedroom with roof terrace, refitted bathroom, to the second floor are two further large double bedrooms. A courtyard garden to the rear leads to the detached Coach House comprising of; sitting room, and three double bedrooms each with their own en-suite. To the rear of the property is a long garden with parking to the rear.



### **DINING ROOM 13'0" max x 11'7" (3.97m max x 3.54m)**

Front facing bay window and main front door opening to street, opened fireplace with exposed brickwork and wooden mantle, exposed ceiling beams, three wall light points, radiator, wood plank flooring, glazed door to:

### **INNER HALLWAY**

With wooden panel glass door giving access to side passage, returning staircase to first floor, access to cellarage, double panel radiator, wall light point, matching wood plank effect flooring glazed door to sitting room. AGENTS NOTE : the side passage runs the length of the property and gives access from Old Street to the rear allowing independent access to the annex allowing use of the annex without the need to pass through the main house.

### **SITTING ROOM 12'11" x 11'7" (3.95m x 3.54m)**

Side facing secondary glazed window, recessed ceiling downlighters, feature fireplace with exposed brickwork with gas fired wood burner and wooden mantle, continued wood plank flooring, step up and wide arch to:

### **BREAKFAST KITCHEN 11'7" x 10'6" (3.55m x 3.22m)**

Side facing secondary double glazed window, re-fitted kitchen comprising of a range of modern wall and floor mounted sage green units under a white marble worktop with matching breakfast bar, inset stainless steel one and a half bowl

sink with drainage grooves cup to the side and mixer tap over, gas cooker point with extractor hood over, integral dishwasher, space for tall fridge freezer, continued wood plank flooring, Worcester wall mounted boiler in matching cupboard door and step up to glazed door opening to rear courtyard, door to:

### **UTILITY/WC 6'3" x 4'3" (1.92m x 1.30m)**

Rear facing obscured glass window, low level WC, corner wash hand basin, space and plumbing for washing machine, space for tumble dryer, two wall mounted storage cupboards, continued wood plank floor.

### **FIRST FLOOR LANDING**

Stairs continuing to second floor and wooden doors to:

### **SITTING ROOM 15'5" x 13'5" (4.71m x 4.11)**

Two front facing secondary glazed windows, ceiling light point, exposed ceiling beams, feature fireplace with cast iron grate and tiled hearth, exposed wooden floorboards, radiator.

### **MAIN BEDROOM 13'1" max x 11'11" max (4.00m max x 3.64m max)**

Double glazed windows to rear, rear facing UPVC door opening to roof terrace, built-in triple wardrobe with hanging rail and shelving, double panel radiator, two wall light points to either side of opened fireplace with Cast Iron grate, exposed ceiling beams.

### **ROOF TERRACE**

Balcony with low wall and cast iron railings.

### **BATHROOM 12'0" max x 5'5" (3.67m max x 1.67m)**

Double glazed obscured window to the rear aspect, refitted white suite comprising; claw foot bath with rainfall and mixer shower over, tiled walls, low level WC, wash hand basin, heated towel rail, airing cupboard housing hot water tank with slatted shelving.

### **SECOND FLOOR LANDING**

Two double glazed Velux skylight windows, continued wooden spindle banister, loft access, two wall light points, radiator, doors to:

### **BEDROOM TWO 15'5" x 13'3" (4.70m x 4.06m)**

Front facing secondary glazed window, ceiling light point, feature ceiling beams, some restricted head height, radiator.

### **BEDROOM THREE 15'9" max x 13'1" max (4.82m max x 4.00m max)**

Rear facing double glazed window, radiator, feature beams, two wall light points.

### **CELLARAGE**

Accessed from initial inner hallway with power and lights and housing utility meters.

### **COURTYARD GARDEN**

Courtyard garden between main house and Coach House. Mainly laid to slabs with accessed to side passage giving access to frontage on Old Street, enclosed by timber panel fencing and brick walls with established shrub planting.

### **COACH HOUSE**

Wooden front door with inset stained glass obscured glass panels giving access to;

### **SITTING ROOM 11'6" x 13'3" max (3.51m x 4.06m max)**

Front facing double glazed window, stairs to first floor, feature period Cast Iron fireplace with wooden mantel, under stairs storage cupboard housing gas combination boiler for domestic hot water and central heating to the Coach House, stone tiled floor, radiator, door to:

### **BEDROOM ONE 13'10" max x 11'9" max (4.24m max x 3.60m max)**

Split level with rear facing double glazed and side facing double glazed windows, radiator, television point, three wall light points. Door to:

### **ENSUITE BATHROOM 6'5" x 5'3" (1.96m x 1.61m)**

Panel enclosed bath with shower over, tiled surround, low level WC, wash hand basin, extractor fan, radiator, part tiled walls, wood effect flooring.

### **LANDING**

Ceiling light point, smoke alarm. Doors to:

### **BEDROOM TWO 4.29m x 3.30m**

Double bedroom, dual aspect with rear facing double glazed window and side facing roof light, vaulted ceiling, radiator, two wall light points, ceiling light point, wooden door to:

### **ENSUITE 6'1" x 3'9" (1.86m x 1.16m)**

Ceiling light point, corner shower cubicle with Mira shower, low level WC, wash hand basin, radiator, extractor fan, electric shaver point.

### **BEDROOM THREE 12'9" x 8'3" (3.90m x 2.52m)**

Double glazed window to the front aspect, vaulted ceiling, two wall light points, feature beams, door to:

### **ENSUITE SHOWER ROOM 25'4" x 5'0" (7.74m x 1.54m)**

Corner shower cubicle with Mira shower, low level WC, wash hand basin, tiled walls, single panel radiator, wooden effect floor, ceiling light points, extractor fan.

### **REAR GARDEN**

From the courtyard that sits between the rear of number 35 and the coach house, steps lead up to a further area of garden that continues along the side of the Coach House and to a parking area to the rear which

### **DIRECTIONS**

From the Allan Morris office on Old Street, the property is virtually opposite. To arrange a viewing or with any queries

### **ASKING PRICE £625,000**

### **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 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

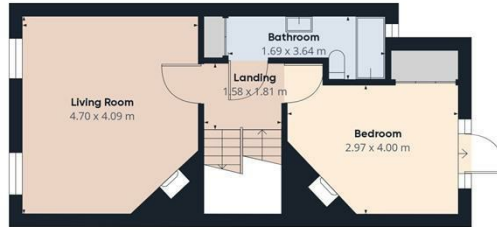
Energy Performance Rating: 35 Old Street Current: D55 Potential: C70 The Coach House Current: F37 Potential E45 - Please note new EPC's have been ordered.

Transport Links: Malvern 8.5 miles; M50 Junction: 5 miles; Worcester 11.5 miles (approximate mileages)

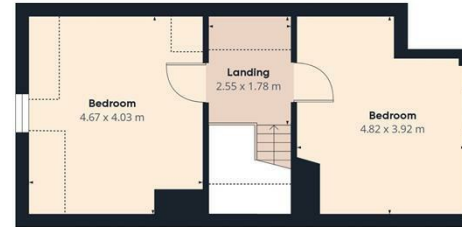
Schools Information: Local Education Authority: Worcestershire LA: 01905 822700



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 1 Building 2



Approximate total area<sup>(1)</sup>  
179.27 m<sup>2</sup>  
Reduced headroom  
12.8 m<sup>2</sup>

(1) Excluding balconies and terraces

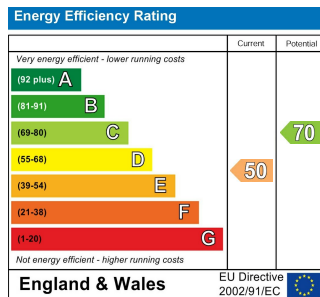
Reduced headroom  
..... Below 1.5 m

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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