



Old Blacksmiths Cottage Acton Green, Acton Beauchamp, WR6 5AA

£500,000

A substantially extended, four/five bedroom, detached former Blacksmiths, now a characterful and versatile home., for sale with no onward chain. Situated in the small hamlet of Acton Green, the property has easy access to facilities in Malvern and Bromyard. The accommodation comprises; entrance hall, impressive 29' vaulted ceiling, sitting room with exposed beams and wood burner, dining room, garden room, home office/bedroom five, dining kitchen with Aga, utility, cloakroom, main bedroom with en-suite, three further bedrooms, main bathroom, second shower room. Further benefits include; central heating, double glazing, gated driveway with parking for numerous cars/motorhome, gardens with seating areas and lawn, brick built detached workshop. For sale with no onward chain, viewing is a must to appreciate the character and versatility of home on offer. No onward chain.



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Access via a part double glazed door, ceiling light point, built-in coats cupboard with shelving, radiator, steps up to vaulted sitting room, wooden flooring, cottage style latched doors to:

HOME OFFICE/BEDROOM FIVE 12'10" x 11'3" (3.93m x 3.44m)

Dual aspect with front and side facing double glazed window, ceiling light point, exposed wall beams, radiator, wood plank effect flooring. NB with the access from the entrance hall and the shower room next to it this would be ideal for a home working space or as an independent annex.

SHOWER ROOM 6'0" x 5'2" (1.84m x 1.59m)

Side aspect obscure double glazed window, two ceiling light points, extractor, shower cubicle with Bristan shower, pedestal wash hand basin, WC, radiator, part tiled walls, tiled floor.

VALUED SITTING ROOM 29'9" max x 20'8" max (9.07m max x 6.30m max)

Triple aspect with double glazed windows to front and both side aspects and double glazed roof lights to either side, vaulted ceiling with exposed beams, three ceiling light points, two wall light points, exposed beams to walls, feature raised wood burner on brick hearth, two radiators, wooden flooring, stairs to first floor, stairs to landing, glazed double doors to:

DINING KITCHEN 17'10" to stairs x 11'9" (5.45m to stairs x 3.60m)

Twin side aspect double glazed windows, two ceiling light points, exposed beam, fitted kitchen comprising of a range of floor and wall mounted cream units under a stone effect work surface, cream Aga with twin hot plates, stainless steel one and a half bowl sink unit, space and plumbing for slimline dishwasher, space for tall fridge freezer, walk-in pantry with light, stairs to first floor with under stairs storage cupboard, quarry tiled floor, doors to:

DINING ROOM 15'4" max x 11'9" (4.69m max x 3.60m)

Side aspect double glazed window, exposed beams, large open brick fireplace with floor mounted wood burner and bread oven to side, two wall light points, radiator, glazed double doors to:

GARDEN ROOM 15'6" 9'3" (4.73m 2.84m)

Dual aspect with side and rear facing double glazed windows overlooking the rear garden, two ceiling light points, exposed beams, with double glazed doors to rear garden, cottage style latched doors to:

REAR HALL

Front aspect double glazed window, double glazed door to rear garden, tiled effect floor, door to:

CLOAKROOM

Ceiling light point, wash hand basin, WC, continued tiled floor.

MIDDLE HALL

Access via a obscure glass double glazed door, ceiling light point, floor mounted Warmflow oil fired boiler, quarry tiled floor, cottage style latched doors to:

UTILITY 6'9" x 5'6" (2.07m x 1.68m)

Side aspect double glazed window overlooking the garden, ceiling light point, range of wall mounted storage cupboards, stainless steel sink unit with space and plumbing for washing machine below, space for further appliance, quarry tiled floor.

FRONT LANDING

Side aspect double glazed roof light, ceiling light point, cottage style latched door to:

BEDROOM ONE 15'10" x 14'7" (4.85m x 4.47m)

Dual aspect with twin front aspect double glazed windows and side aspect double glazed roof light, two ceiling light points, built in wardrobe, exposed beams, door to:

EN-SUITE 6'11" x 5'8" (2.13m x 1.74m)

Side aspect roof light, recessed ceiling downlighters, extractor, white suite comprising; shower cubicle, pedestal wash basin, WC, radiator, part tiled walls and floor.

FIRST FLOOR LANDING (from dining kitchen)

Side aspect double glazed window overlooking the garden, ceiling light point, access to roof space, built-in airing cupboard with hot water cylinder and slatted shelving, cottage style latched doors to:



BEDROOM TWO 12'0" x 11'11" (3.66m x 3.65m)

Side aspect double glazed window, ceiling light point, feature Cast Iron fireplace, radiator, two built-in single wardrobes.

BEDROOM THREE 11'9" x 9'8" (3.59m x 2.95m)

Side aspect double glazed window, ceiling light point, radiator, feature Cast Iron fireplace.

BEDROOM FOUR 10'11" x 6'9" (3.34m x 2.07m)

Side aspect double glazed window, ceiling light point, radiator, access to roof space.

BATHROOM 7'3" x 5'8" (2.22m x 1.74m)

Side aspect obscure glass double glazed window, recessed ceiling downlighters, extractor, white suite comprising: panel bath with telephone style mixer and Bristan electric shower over, pedestal wash hand basin, WC, radiator, part tiled walls, tiled floor.

GARDENS

Old Blacksmiths Cottage is accessed via a double five bar gate, and pedestrian gate from road, which open to a spacious stone parking area for numerous cars, steps lead up from the driveway to the main part of the garden which includes paved path running alongside the property, a paved area with space for outside table and chairs and al fresco dining, formal lawn and brick built workshop.

WORKSHOP 12'0" x 11'10" (3.67m x 3.61m)

Brick built workshop, side aspect window, power and light, concrete floor.

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 Old Blacksmiths Cottage can be found on the left hand side, just after the crossroads as indicated by the Allan Morris 'For sale' board.

POSTCODE WR6 5AA WHAT THREE WORDS - ///worry.senders.ants

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

ENERGY PERFORMANCE RATINGS: Current: Potential:

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

ASKING PRICE - £550,000





Allan Morris

Approximate total area[®]
196.02 m²
Reduced headroom
3.31 m²

(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.
GIRAFFE360

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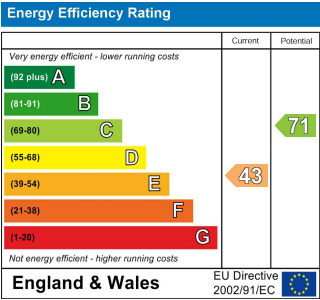
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ENERGY PERFORMANCE RATINGS: Current: E43 Potential: C71

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EPC

Material Information Report



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