



Allan Morris
estate agents

**Hook Lane Cottage, Hook Lane, Acton Green, WR6
5AH**



MAYFAIR
OFFICE GROUP

Hook Lane, Acton Green, WR6 5AH

A beautifully presented, extended, detached three bedroom cottage set in a private fifth of an acre garden, with double garage and parking in a fabulous rural setting with breath taking westerly views over surrounding countryside. The characterful accommodation with has been meticulously maintained by the current owners comprises: study hall, sitting room with wood burner and doors out to a large private deck, dining room, farmhouse style kitchen, utility, cloakroom, large landing, main bedroom with juliet balcony enjoying the view, two further bedrooms, bathroom. Further benefits include; central heating, double glazing, detached double garage with stairs to loft space over. Landscaped gardens of 0.21 acres with large decks and spaces designed to maximise the stunning views over surrounding countryside.



ENTRANCE PORCH

Accessed via a uPVC wood effect front door with bullseye glass panel, ceiling light point, tiled floor, wooden doors to:

STUDY HALL 11'8" x 10'3" including stairs (3.56m x 3.13m including stairs)

Front aspect double glazed window, two ceiling light points, radiator, stairs to first floor with under stairs storage cupboard, bespoke arched leaded glass door to:

SITTING ROOM 21'10" x 16'0" narrowing to 13'7" (6.67m x 4.88m narrowing to 4.15m)

Dual aspect with front and side facing double glazed double doors to large west facing deck, ceiling light point, feature exposed brick fireplace with 'Morso' wood burner on a flag stone hearth, two radiators, oak effect flooring.

DINING ROOM 11'9" x 10'8" (3.59m x 3.27m)

Dual aspect with front and side facing double glazed windows, three wall light points, radiator, wooden door, radiator, wooden door to rear hall

KITCHEN 12'3" x 10'6" (3.75m x 3.21m)

Rear facing double glazed window overlooking farmland to the rear, two roof lights, ceiling light point, exposed ceiling beams, beautifully re-fitted kitchen

comprising: matching range of floor and wall mounted bespoke cream painted wooden units under a dark granite work surface, inset Belfast style sink unit with drainage grooves to side, integral electric hob with hidden extractor over, integral oven, integral microwave, integral fridge, integral freezer, integral dishwasher vertical radiator, tiled floor, doorway to:

UTILITY 10'11" max x 6'11" max (3.33m max x 2.11m max)

Rear aspect double glazed window, recessed ceiling down lighters, exposed stone wall, space and plumbing for washing machine, floor mounted oil fired boiler, double glazed door to side giving access to garage and drive, door to:

CLOAKROOM

Rear aspect obscure glass double glazed window, ceiling light point, re-fitted white suite comprising wash hand basin with storage below, WC, part tiled walls, wood effect floor.

STUDY LANDING 11'9" x 10'2" +recess (3.60m x 3.10m +recess)

Dual aspect with front and rear facing double glazing windows overlooking countryside, two ceiling light points, exposed ceiling beams, three radiators, space for desk, doors to:

BEDROOM ONE 13'7" x 10'1" (4.16m x 3.09m)

Dual aspect with side facing double glazed window overlooking the countryside and rear aspect double glazed double doors leading to a wrought iron balcony with panoramic west facing views over the garden and across open countryside, ceiling light point, two wall light points, exposed beams, radiator.

BEDROOM TWO 11'9" x 10'10" (3.59m x 3.31)

Front aspect double glazed window with far reaching views over the countryside, ceiling light point, exposed beams, radiator.

BEDROOM THREE 9'8" x 9'5" (2.95m x 2.88m)

Dual aspect with views to front and side aspect overlooking countryside, ceiling light point, exposed beam, wide range of furniture - fitted wardrobes and cupboards.

BATHROOM 6'7" x 6'1" (2.03m x 1.87m)

Front aspect double glazed velux roof light, ceiling light point, re-fitted white suite comprising: claw foot bath with shower over, wash hand basin with storage below, WC, heated chrome towel rail, wood effect floor.

GARAGE 19'5" x 13'5", (5.94m x 4.10m,)

Detached double garage with electric roller shutter door, double glazed window to rear, pedestrian door to rear, power and light and wooden internal staircase to a large storage area with roof light, ceiling light points and power points offering great potential for use as a home office.

GARDEN

The property sits in a long plot of approximately a fifth of an acre accessed from Hook Lane. To the front of the property is a low maintenance front garden sat behind a dwarf brick wall accessed via an iron gate with mature flower and shrub beds to the side, which leads to the front door and pedestrian access to the side and rear of the property. Sitting between the cottage and the garage is a lawn area with a path that leads from the house to the garage. Beyond the garage is a drive area with stone chip parking for one or two vehicles. Situated opposite the garage is a further stone chip parking area for two cars, please see agents note. The majority of the garden which sits to the western boundary starts with a large decked area, providing plenty of space to sit and enjoy the panoramic south westerly views over surrounding countryside. Steps lead down from the deck to two further paved terraces, providing other options for seating and to enjoy the views. The remainder of the garden is mostly laid to lawn with a path running down the side of it, leading all of the way to the bottom of the plot. There is further mature planting, fantastic views can be enjoyed across the countryside from many points in the garden.

AGENTS NOTE - PARKING & PLANNING PERMISSION

ADDITIONAL PARKING - Sitting opposite the property on the other side of the lane is a second parking area, which has been laid to side pavers and stone chip. This had parking for two further cars and has been used by the current and previous owners, without ever being queried by the council or any other party. This land does not form part of the deeds.

PLANNING PERMISSION - The property previously had full planning permission for a two storey extension to sit between the property and the garage. This would add an additional room downstairs two receptions and a utility on the

ground floor and a large main bedroom and en-suite on the first floor. This was granted in May 2007, and so has now lapsed, but would stand a great chance of being re-instated having already been approved once. The plans and decision notice are available from ourselves if required. REF: DCNE2007/1683/FUL

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 and take the first land on the left after a series of bends and Hook Lane Cottage is the first on the right as indicated by the Allan Morris 'For sale' board.

what3words - ///query.shepherds.laminated

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. Oil fired central heating. 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: E47 Potential: C78

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

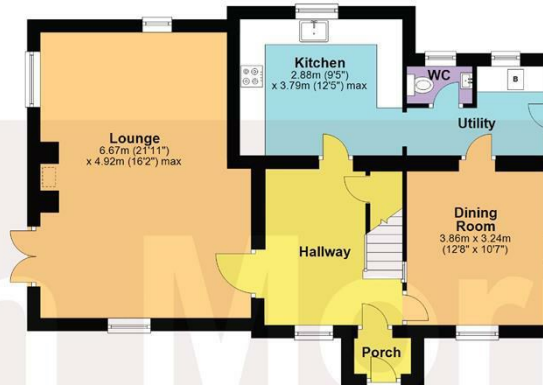
GUIDE PRICE - £600,000



*Not shown in actual location or orientation relative to main dwelling

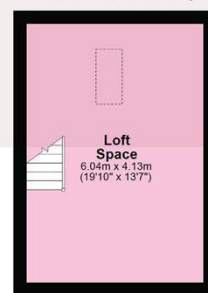


Ground Floor
Approx. 102.4 sq. metres (1101.7 sq. feet)



First Floor
Approx. 55.6 sq. metres (598.1 sq. feet)

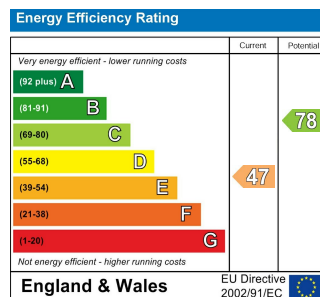
*Not shown in actual location or orientation relative to main dwelling



Total area: approx. 157.9 sq. metres (1699.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

EPC



Material Information Report



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