



27 Church End, Hanley Castle, WR8 0BL

£499,950

A beautifully and sympathetically renovated 17th Century Grade II listed cottage in the heart of Hanley Castle. This stunning cottage has warmth and charm with exposed lime washed beams and large inglenook fireplaces combined with all the modern conveniences of underfloor heating, solid oak double glazed windows and considered insulation. The versatile accommodation comprises of; a spacious lounge with inglenook fireplace and log burner, large kitchen diner opening on to a family room with access to the cottage garden, utility/boot room, three double bedrooms and a family bathroom. There is parking to the side for two cars and a long private rear garden.



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ENTRANCE PORCH 5'10" x 3'4" (1.80m x 1.04m)

Accessed via solid wood front door from the front garden, recessed ceiling down lighters, tiled floor, (Currently used as a walk-in pantry accessed from the breakfast kitchen), doors to:

SITTING ROOM 16'7" x 11'2" (5.06m x 3.41m)

Front aspect double glazed window, exposed walls and ceiling beams, recessed ceiling down lighters, smoke alarm, large opened fireplace with wooden mantle and tiled hearth and floor mounted wood burner, stairs to first floor.

REAR HALL

Recessed ceiling downlighter, tiled floor with underfloor heating, door to utility/boot room, door to:

FAMILY ROOM 12'3" x 12'1" (3.74m x 3.69m)

Dual aspect with rear and side facing double glazed windows, recessed ceiling down lighter, wall light point, opened chimney breast ideal for a log storage, exposed wall beams, glazed cover exposing lit underfloor foundations, tiled floor with under floor heating, double glazed door to the rear garden, doorway to:

DINING KITCHEN 16'3" x 12'3" max (4.97m x 3.74m max)

Light and airy triple aspect dining kitchen with windows to the front, rear and side aspect, exposed beams, fitted kitchen comprising: wide range of floor and wall mounted ivory units under a wood block effect work surface, one and a half bowl sink unit, integral electric hob with extractor over and oven below, integral dishwasher, space for dining table, opened chimney with wooden mantle and bread oven to side, tiled floor with under floor heating.

UTILITY/BOOT ROOM 7'7" x 6'5" (2.33m x 1.97m)

Rear aspect double glazed window, double glazed velux roof ?, recessed ceiling downlighters, space and plumbing for washing machine and tumble dryer with work surface over, space for tall fridge freezer, built-in storage cupboard, tiled floor with under floor heating.

LANDING

Ceiling light point, side aspect, access to roof space, exposed ceiling and wall beams, doors to:

BEDROOM ONE 15'10" max x 13'5" (4.84m max x 4.11m)

Front aspect double glazed window, recessed ceiling downlighter, exposed ceiling beams, exposed brick chimney breast with reclaimed pine fitted wardrobes and cupboards to side, further fitted cupboards, radiator.

BEDROOM TWO 12'1" x 11'11" (3.69m x 3.65m)

Side aspect double glazed window, ceiling light point, feature cast iron fireplace, radiator.

BEDROOM THREE 12'4" x 7'8" (3.78m x 2.34m)

Front aspect double glazed window, recessed ceiling down lighters, exposed ceiling beams, radiator, fitted ladder to mezzanine area - ideal for child's play space.



BATHROOM 8'3" x 7'5" (2.54m x 2.28m)

Side aspect double glazed window, recessed ceiling down lighter, white suite comprising: panel bath with shower over and screen to side, pedestal wash hand basin, WC, part tiled walls, heated chrome towel rail, tile effect floor.

GARDENS

To the front of the property is a narrow front garden which separates it from the road, mostly laid to low level shrubs with a path giving access to the front door. To the side of the property sits a gravelled driveway for parking for two cars. A gate opens from the driveway to a stone seating area with space for table and chairs and al fresco dining accessed from the family room. The oil fired Worcester boiler is hidden discretely to the rear of the property. Steps lead up from the seating area to a long levelled lawn with the majority of the boundary being laid to mature beech hedging. To the rear of the garden with a trellis screen, sits a utility area with space for composting and two timber garden sheds.

DIRECTIONS

From Malvern proceed through Barnards Green and leave in an easterly direction along the B4211 Guarlford Road, continue for some distance passing through the village of Guarlford and at the T-junction (Upton to Worcester Road) turn right towards Upton. After two miles you will enter Hanley Castle and at the Hanley Castle High school take a right hand turn into Church End. Continue for approximately 130 yards and the property can be found on the right hand side, as indicated by a For Sale sign. For more details or to book a viewing, please call the Malvern or Upton office of Allan Morris on 01684 561411.

AGENTS NOTE - RECENT WORKS

The current owners have carried out sympathetic and significant repairs since their purchase from the Lechmere Estate in 2016. All advice was sought from the Society for Preservation of Ancient Buildings (SPAB). Work was completed by timber frame experts Robert Demaus and carpenter Ben Hornberger. under guidance from structural engineer Sinclair Johnson. Planning, Listed Building Consent and Building Regulations were managed by Nik Joyce Architects in Worcester.

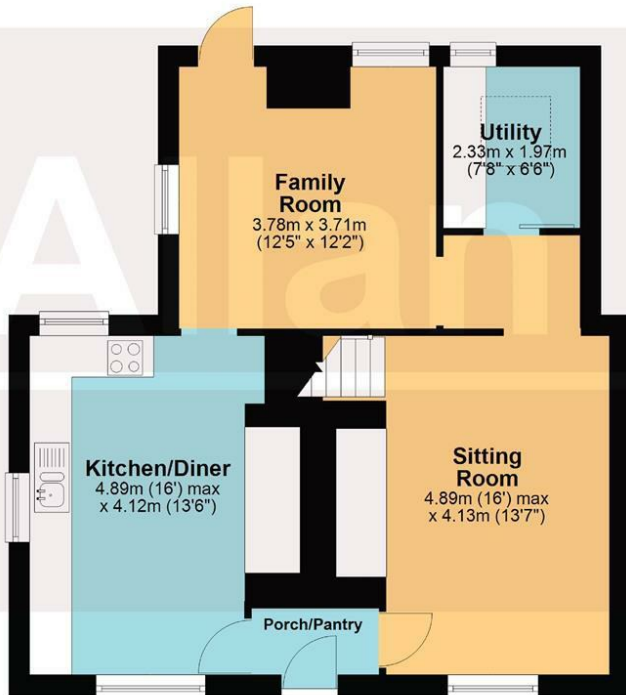
Works have also included: All new electrical wiring, plumbing and heating system. New oil tank. Extensive insulation throughout with a combination of sheep wool, cork and wood wool boards with a thick lime plaster over. Internal timbers have all been stripped and finished with a lime wash to lighten and preserve the wood. All windows and doors have been replaced with solid oak, conservation grade double glazing by AJB joinery in Hanley Castle. Guttering and drainage all replaced





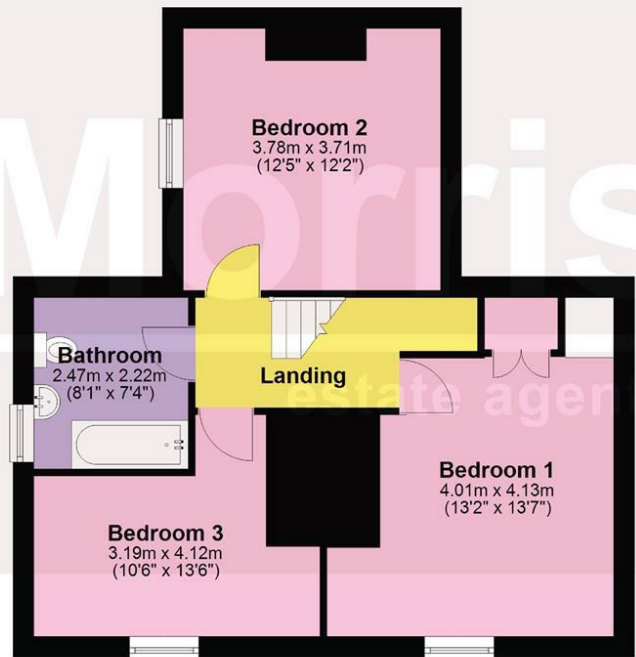
Ground Floor

Approx. 63.2 sq. metres (680.4 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.0 sq. feet)



Total area: approx. 118.4 sq. metres (1274.3 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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current: C70 Potential: C80

SCHOOLS INFORMATION: Local Education Authority:

Worcestershire LA: 01905 822700

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