



Allan Morris
estate agents

**Long Mynd House, Chase Road, Upper Colwall,
WR13 6DL**

 **MAYFAIR**
OFFICE GROUP

Chase Road, Upper Colwall, WR13 6DL

An amazing opportunity to purchase a large detached family home, with planning permission to extend, and detached 700sqft home office/potential annex, all set in over eight and a half acres of private west facing gardens and grounds with panoramic views over Herefordshire to the Brecon Beacons and the sunset. The main house, built in 1934, holds a commanding view over the land and to the horizon and has planning in place for a substantial extension to the side. The accommodation comprises; porch, hallway, dual aspect bay windowed sitting room, dining room, family room, kitchen with pantry, cloakroom, dual aspect main bedroom with en-suite, three further double bedrooms, main bathroom, very large loft space with excellent potential for conversion. Detached 700sqft home office with large mezzanine level, and potential to convert to residential annex. Two bedroom static caravan. The 8.6 acres is incredibly private screened from the road by a band of woodland. A sweeping drive opens to plenty of parking. The land includes woodland, gardens, large pond, and small paddock with plenty of spots to sit and enjoy the panoramic views over Colwall and Herefordshire to the Welsh Borders and the sunset. Viewing a must to appreciate the potential, location and outlook of home on offer.



ENTRANCE PORCH

Access via double glazed door with matching windows to side, tiled floor, glazed door to:

ENTRANCE HALL

Ceiling light point, picture rail, stairs to first floor, wood plank effect flooring, doors to:

SITTING ROOM 17'6" x 14'3" narrowing to 12'10" (5.34m x 4.35m narrowing to 3.93m)

Large south west facing double glazed bay window and additional front aspect windows overlooking the gardens and with far reaching views over Herefordshire to the Brecon Beacons, ceiling light point, picture rail, three wall light points, feature stone fire surround and hearth with open fire.

DINING ROOM 15'10" max x 13'10" (4.83m max x 4.24m)

Front aspect double glazed bay window with far reaching views over the rear garden to Hay Bluff in the distance, picture rail, four wall light points, feature fireplace with marble sides and hearth, wall mounted programmable electric radiator. Door to:

FAMILY ROOM 12'10" x 11'10" (3.93m x 3.62m)

Dual aspect with rear and side facing double glazed windows, ceiling light point, coving, feature tiled fireplace, bespoke library shelving and cupboards to chimney recess.

KITCHEN 14'5" x 10'3" (4.41m x 3.14m)

Rear aspect double glazed window, recessed ceiling downlighters, fitted kitchen

comprising: range of floor and wall mounted white high gloss units under a granite effect worktop, stainless steel single drainer sink unit, integral electric hob with oven below, space and plumbing for dishwasher, space for tall fridge freezer, door to:

WALK-IN PANTRY 6'0" x 5'8" (1.84m x 1.73m)

Side aspect double glazed window with views to the Worcestershire Beacon, ceiling light point, wide range of pantry shelving.

REAR HALL

Access via an obscure glass double glazed door, ceiling light point, built-in airing cupboard with hot water cylinder, built-in utility cupboard with space and plumbing for washing machine and tumble dryer.

CLOAKROOM

Rear aspect obscure and double glazed window, ceiling light point, part tiled walls, white suite comprising: pedestal wash hand basin, push flush WC, wood plank effect floors.

LANDING

Ceiling light point, access to roof space with fixed loft ladder, doors to:

BEDROOM ONE 17'6" x 14'3" narrowing to 12'10" (5.35m x 4.35m narrowing to 3.93m)

Side facing wide double glazed bay windows and additional front aspect double glazed window with far reaching views over the garden to the Brecon Beacons, ceiling light point, picture rail, three wall light points, wall mounted programable radiator, fitted wardrobe with hanging rail and shelving, door to:

ENSUITE 7'11" max x 7'10" max (2.43m max x 2.41m max)

L-shaped front aspect double glazed window, ceiling light point, white suite comprising: walk-in shower cubicle with Mira shower, pedestal wash hand basin, push flush WC, wood plank effect floor.

BEDROOM TWO 15'10" max x 13'11" max (4.85m max x 4.25m max)

Front aspect double glazed bay window with panoramic views from the Worcestershire Beacon to the Brecon Beacons, additional side aspect double glazed window, ceiling light point, picture rail.

BEDROOM THREE 17'2" x 11'10" (5.25m x 3.63m)

Dual aspect window, rear and side facing double glazed window, ceiling light point, picture rail, fitted wardrobe with hanging rail and storage over.

BEDROOM FOUR 11'10" x 11'8" (3.63m x 3.57m)

Ceiling light point, picture rail.

MAIN BATHROOM 9'4" x 7'9" (2.86m x 2.38m)

Twin rear aspect double glazed windows, ceiling light point, white suite comprising: panel bath with Mira shower over, wash hand basin, push flush WC, fully tiled walls, heated chrome towel rail, wood plank effect floor.

LOFT ROOM 26'1" max x 12'7" (7.97m max x 3.86m)

Two ceiling light points, offers excellent potential for conversion, currently used for storage and with built in sauna to side.

DETACHED HOME OFFICE/HOBBY ROOM 30'6" x 24'0" (9.31m x 7.32m)

Detached brick built home office/hobby room, originally built to house a large collection of film memorabilia. Accessed via tall double glazed doors, large double glazed windows to each side and twin front aspect double glazed windows, wall mounted panoramic views over the gardens and over to the Welsh border, two high level roof lights. Excellent potential for conversion to annex/ancillary accommodation. Large veranda to the west facing side to the property to provide a covered area to enjoy the views.

MEZANNE LEVEL 24'0" x 9'2" (7.32m x 2.80m)**STATIC CARAVAN 34'11" x 11'10" (10.66m x 3.63m)**

Situated on the southern side of the plot next to the woodland, beautifully positioned to take advantage of the views. Comprises a large open plan living space with full kitchen and lounge/diner, two bedrooms, shower room, LPG gas central heating.

GARDEN

The property sits in a large private west facing plot of 8.59 acres, with amazing panoramic views from various points over Herefordshire to the Brecon Beacons with the Black Mountains in the distance. The property is discretely positioned from the road by a variety of large mature trees and is accessed via a long drive passing over a cattle grid with a drive sweeping down with a fork off to the right leading to the annexe and a drive past this continuing to the front of the property. Between the house and the road, the garden is mostly laid to mature trees, which have been carefully managed to provide maximum privacy and also include a beautiful woodland walk. The area around the house is mostly laid to lawn, mature flowers and shrub beds, accessed from the front of the property, steps lead down to continued lawn, large duck pond various seating positions to enjoy the views. The remainder of the garden is sloping and has been managed for wildlife, and contains a large number of mature trees, paths with plenty of options to provide further private areas, hidden spots, and for dens for children. To the south side of the property a grass driveway continues through the woodland on the southern boundary to a small enclosed paddock with concrete sectional single garage to the side ideal for garden machinery storage from the paddock are further south facing views across Herefordshire and towards Gloucestershire. This separate area would be an idea position for a shepherd hut to sit back and enjoy the views.

DIRECTIONS

From the Allan Morris office in Great Malvern proceed across Belle Vue Terrace onto the Wells Road. Take the first right onto the Wyche Road and continue uphill and through the Wyche cutting. Continue downhill onto the Walwyn Road. At the hairpin turn left (straight on) onto the Chase Road. Continue along the Chase road for some distance and the entrance to the driveway can be found 100 yards on the right hand side before the junction with Jubilee Drive

What Three Words: conductor.scale.exam (entrance to drive)

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 and water are connected. There is no gas to the property. Drainage is private. 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: HEREFORD COUNTY COUNCIL at the time of marketing the Council Tax Band is: G

ENERGY PERFORMANCE RATINGS: Current: F22 Potential: B86

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700 Herefordshire LA: 01432 260927

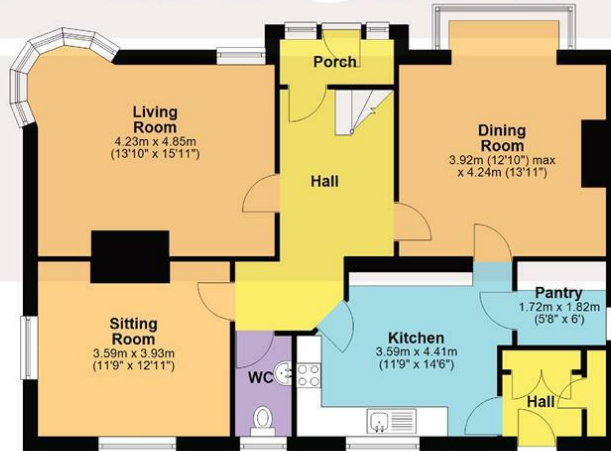
ASKING PRICE - OFFERS OVER £1,250,000



Static Caravan
Approx. 4.2 sq. metres (45.3 sq. feet)



Ground Floor
Approx. 91.1 sq. metres (981.1 sq. feet)



Shangri-la
Approx. 68.8 sq. metres (740.3 sq. feet)



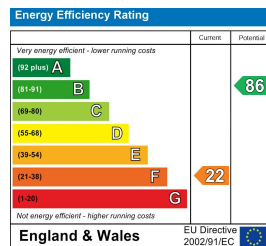
First Floor
Approx. 90.1 sq. metres (970.1 sq. feet)



Total area: approx. 254.3 sq. metres (2736.8 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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