

Philip Laney & Jolly



37 Lower Ferry Lane, Callow End, WR2 4UN
Asking Price £520,000



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Nestled in the picturesque village of Callow End, this charming Grade II listed detached cottage, dating back to the 17th century, offers a unique blend of historical character and modern convenience. Spanning approximately 1,144 square feet, the property boasts three well-proportioned bedrooms and two inviting reception rooms, perfect for both relaxation and entertaining.

Set within an expansive 0.5-acre plot, the cottage is surrounded by extensive wildflower gardens edged by mature trees, providing a tranquil rural setting complemented by stunning views of the adjoining countryside. The property is ideally located, offering easy access to local amenities, including public houses, village shops, and a highly regarded primary school. Furthermore, it is conveniently situated for commuting to Malvern, Worcester, and the M5 motorway at junction 7.

Inside, the cottage retains many delightful period features, such as original wooden beams and quarry tiled flooring, which add to its charm and character. The property also includes a substantial double garage and a workshop, providing ample storage and workspace. Additionally, there is a separate annexe with an integral bathroom, presenting exciting possibilities for home working or independent living, subject to the necessary planning consents.

With off-road parking available for five to six vehicles on the gravelled driveway, this property is not only a beautiful home but also a practical choice for families or those seeking a peaceful retreat. This delightful cottage truly embodies the essence of rural living while remaining close to essential amenities.

Entrance

Wooden single glazed front door into:

Entrance Porch

Quarry tiled flooring. Understairs storage cupboard and wall light point.

Dining Room

Two double glazed wooden windows to rear aspect and double glazed window to front aspect. Original beams and features. Ceiling light point and radiator. Quarry tiled floor. Staircase rising to first floor. Door to:

Sitting Room

Two wooden double glazed windows to front aspect and two windows to rear aspect. Feature brick built inglenook fireplace with log burner and feature bread oven with wooden mantelpiece. Quarry tiled flooring. 3 x wall light points and 5 x ceiling spotlights. Fuse boards and electric meter. Radiator.

Kitchen

Window to front aspect and window to side aspect. Integrated 'Candy' gas oven and 4 ring gas hob with tiled splash back. Built-in 'Siemens' dishwasher and built-in fridge freezer. Vinyl work tops and stainless steel sink with 2 way chrome tap. Quarry tiled flooring. Wooden door to:

Utility Room

Double glazed window to rear aspect. Space for washing machine. One and a half sink with chrome tap. Wooden worktop. 3 x ceiling spotlights and quarry tiled flooring. Stable doors to rear and door to:

WC

Ceramic sink with 2 x chrome taps and low level WC. Quarry tiled flooring. Wall mounted gas boiler and 3 x ceiling spotlights.

First Floor Landing

Gallery style landing with window to front aspect. Airing cupboard housing hot water tank. Radiator and fitted carpet. Doors to bedrooms.

Bedroom One

Windows to front and side aspects. Wall length built-in wardrobes. Original smokery. 6 x ceiling spotlights. Radiator and fitted carpet.





Bedroom Two

Window to rear aspect with fitted blinds. Ceiling light point. Radiator and fitted carpet. Loft access.

Bedroom Three

Windows to rear and side aspects with fitted blinds. Ceiling light point. Radiator and fitted carpet.

Bathroom

Obscure glazed window to front aspect. Panelled bath with overhead 'Triton' shower and chrome taps, ceramic sink with chrome taps and low level WC. 2 x ceiling spotlights. Radiator and extractor fan. Tiled flooring.

Outside

The gardens and property sit in approx 0.5 acres with a large gravelled driveway to the front providing off road parking for 5/6 vehicles. A paved path leads to the front door with a lawned front garden that wraps around the property.

A paved patio to the rear overlooks farmland and further lawned gardens which are planted with a variety of mature fruit trees and wildflower meadow. A feature treehouse/bird hide and pond sit in the far corners of the garden. Garden wall with sump and drainage trench and pump system.

NB: The photos of the wildflower meadow were taken in June of this year

Double Garage

Power supply. Fluorescent tube lighting. Concrete floor. Boiler (boxed and lagged). Brick built integrated secure cycle store, with space for 4+ bikes. Vent. Door to workshop and entrance to annexe.

Workshop

Double glazed windows to rear and side aspects.

Annexe / Work Room

Stairway with fitted carpet and vinyl wood effect flooring. Double glazed bi-fold doors to balcony overlooking the gardens. 3 x double glazed velux windows and 2 x double glazed windows to side aspect. 12 x ceiling spotlights and 4 x downlights. 2 x feature lights. Range of benches/worktops. Door to:

Shower Room

Two double glazed windows to side aspect. Walk-in double shower with chrome faucet, ceramic sink with 2 way chrome tap and low level WC. 3 x ceiling spotlights. Extractor fan and underfloor heating. Tiled walls and flooring

COUNCIL TAX MHDC

We understand the council tax band presently to be : E

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Parking

Parking for the property is via the driveway

Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Tenure Freehold

We understand that the property is offered for sale Freehold.

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Broadband

We understand currently Fibre to the cabinet broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

