

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981

OLD VICARAGE

CHURCH ROAD, CASTLEMORTON, MALVERN, WR13 6BQ

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AN ELEGANT FORMER VICARAGE WITH DETACHED COACH HOUSE SITUATED OPPOSITE THE CHURCH IN THE HEART OF THE VILLAGE WITH ATTRACTIVE GARDENS AFFORDING VIEWS ACROSS OPEN COUNTRYSIDE TOWARD THE MALVERN HILLS.

Location & Description

Castlemorton is a small village with a collection of fine houses, set just east of the Malvern Hills in this convenient and rural part of south Worcestershire. The village is served by a local primary school, church and community facilities. The neighbouring village of Welland offers an excellent village stores, post office and café. Further and more extensive amenities are available in the hillside Victorian town of Great Malvern, the riverside town of Upton upon Severn or the city of Worcester.

Transport communications are excellent with junction 1 of the M50 just outside Upton giving good connections to the M5 bringing the Midlands, south west and south Wales into an easy commute. The mainline railway station at Great Malvern offers direct links to Worcester, Birmingham, Hereford, London and South Wales.

Education needs are well catered for with the local primary school or secondary school at nearby Hanley Castle. There is also excellent private schooling in Great Malvern and Worcester.

Leisure pursuits are well catered for in the area which is criss-crossed by a number of footpaths and bridleways as well as being on the edge of Castlemorton Common and Malvern Hills themselves. There are leisure centres and swimming pools in Malvern and Worcester as well as excellent golf courses.

Dating back to 1810, the former vicarage is a striking detached family residence with cream painted Georgian elevations and two wonderful bay windows to the front, overlooking the church in the heart of the village.

The property retains many original features to include the

original solid front door with glass fanlight, decorative corning and pillared architraving. The high ceilings and recently replaced large sash windows throughout give a wonderful feeling of space and light.

The property sits in a beautifully maintained garden of approximately 1.14 acres with views over open countryside to the rear and the Malvern Hills beyond. The garden is laid to lawn which surrounds the property and interspersed with mature flower borders and trees. An in and out driveway leads from the lane through wooden gates to a double garage and ample parking. To the rear of the garage is a store and workshop with converted accommodation above.

The accommodation briefly comprises to the ground floor a reception hall leading to three elegant reception rooms, a large breakfast / kitchen with doors to a large conservatory with garden access, separate boot room and concealed utility. In addition there is a guest bedroom with en-suite shower room and separate cloakroom to the rear of the hallway. Stairs lead down to the cellar 17'0 x 12'3.

A sweeping traditional staircase with flowing handrail leads to the first floor landing giving access to the master bedroom with large en-suite bathroom, three further bedrooms and the family bathroom.

The accommodation comprises:

Reception Hall

With pillared arch and decorative corning. Radiator. Telephone point. Door to cellar.



Sitting Room / Study 4.08m (13ft 2in) plus bay window x 4.39m (14ft 2in) into alcove

Southerly aspect with large sash bay window to front with views to the church. Attractive living flame gas fire with surround and slate hearth. Fitted cupboards and shelving into chimney recess. Secondary double glazing. two radiators Telephone point.

Drawing Room 5.24m (16ft 11in) into alcove x 3.85m (12ft 5in) plus bay window

Southerly aspect with large sash bay window to front with views to the church. Fireplace with marble surround and granite hearth with inset wood burner. Fitted cupboards and shelving into chimney recess. Radiator.

Dining Room 4.08m (13ft 2in) x 4.88m (15ft 9in)

With exposed wood flooring. Double glass doors with secondary glazing opening to a terraced area and garden. Fitted bookcase with cupboards below. Radiator.

Kitchen/Breakfast Room 8.81m (28ft 5in) x 4.08m (13ft 2in) maximum

Fitted with a range of painted handmade wall and floor mounted units. Separate island unit with granite worktop over with cupboards and drawers under. Electric Aga with additional retro oven. Inset double sink unit. Integrated appliances to include a fridge and dishwasher. Tiled flooring throughout. Window with secondary glazing to side. Recessed ceiling spot lights. Open to a generous breakfast area with floor to ceiling windows and door to the conservatory. Three velux windows. TV point.

Radiator. Telephone point. There is also a utility area concealed behind double doors with sink unit, plumbing for washing machine. Sash window to conservatory.

Boot Room 4.31m (13ft 11in) x 2.82m (9ft 1in)

With double glazed window and wooden door to courtyard. Large storage cupboard. Door off to boiler room with oil fired central heating boiler. Door to pantry with cold slab.

Conservatory 5.21m (16ft 10in) x 4.83m (15ft 7in)

A lovely addition built in 2008 with views across the garden. Glazed pitched roof and French doors opening onto the garden terrace. Tiled flooring. Telephone and TV point. Radiator.



Family Room/ Bedroom 5 4.70m (15ft 2in) x 3.66m (11ft 10in) plus door recess

Currently used as a bedroom with double glazed French doors opening out to the garden terrace and sash window to side. A range of fitted shelving with cupboards under. Further cupboard with hanging rail. Recessed ceiling spot lights. Radiator. Door to :

En-suite Shower Room

Fitted with a white suite to include low level WC ,wash hand basin with vanity unit and mirror over with light. Large shower cubicle with sliding doors, power shower with rainfall fixed shower head and separate hand held. Chrome ladder radiator. Recessed ceiling spot lights.

Cloakroom

With low level WC, wash hand basin with vanity unit.Double glazed sash window to rear. Radiator.

Cellar 5.37m (17ft 4in) x 3.85m (12ft 5in)

Steps leading down from the hallway. Light and power.

First Floor Landing

Large feature sash window with views over the garden. Door to airing cupboard with shelving and access to the partially boarded and insulated roof space. Radiator.

Master Bedroom 3.92m (12ft 8in) x 3.92m (12ft 8in) plus wardrobes

With sash window and views to the church. Fitted wardrobes. Radiator. Door to:

En-suite Bathroom 2.87m (9ft 3in) x 4.06m (13ft 1in)

A large en-suite with separate shower cubicle with rainfall shower and separate hand held. Vanity unit with twin wash hand basins with large mirror and shelf over. Low level WC. Radiator. Separate electric towel radiator. Secondary glazed sash window to rear. Recessed ceiling spot lights.

Bedroom 2 3.69m (11ft 11in) x 4.06m (13ft 1in)

With double glazed window to side with views towards the Malvern Hills. Fitted wardrobes. Airing cupboard with hot water tank. Radiator.

Bedroom 3 3.44m (11ft 1in) x 3.90m (12ft 7in)

Sash window with secondary glazing and views towards the church. Fitted wardrobes. Radiator.

Bedroom 4 3.15m (10ft 2in) x 2.99m (9ft 8in)

Access from the master bedroom and landing. Sash window with secondary glazing to front. Fitted wardrobes. Radiator. Could be used as a dressing room to master.

Family Bathroom 2.71m (8ft 9in) x 2.06m (6ft 8in) Fitted with a white suite to include low level WC, bidet, wash hand basin, panelled bath with shower over and glazed shower screen. Ladder radiator. Wood effect flooring.

The Coach House 5.89m (19ft) x 4.83m (15ft 7in)

To the rear of the workshop with its own separate entrance from the court yard is access to the Coach House. Staircase leads to the first floor and comprises a guest bedroom and en-suite shower room. Exposed ceiling timbers. Double glazed window to front with velux window.

Outside

The property is accessed from an in and out drive leading from the lane through timber gates. At the front is a double garage 17'9 x 15'0 with workshop 15'0 x 13'6 and store behind; stairs lead from the workshop to the Coach House above.

Between the main house and the coach house is a secure paved courtyard with large coach gates to the front with access from the boot room. It has a blue brick floor and accessed directly from the boot room.

The front garden is laid to a level lawn with attractive planted borders and protected by a privet



The rear garden is laid to lawn with mature trees and planting with seasonal flowers. A paved seating area accessed from the conservatory is a wonderful place to enjoy the views across the garden and the open countryside beyond. Through a beech hedge is a further circular lawn leading to an area of orchard with fruit trees and raised vegetable beds. A useful garden shed is included in the sale.

A large side lawn borders the neighbouring property with a wrought iron fence.

Services

We have been advised that mains water, electricity and drainage are connected to the property. Central heating is oil fired. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.



General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax: Band "G"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC: The EPC rating for this property is E (51).

Directions

From the Ledbury office continue over the traffic lights onto the Worcester road and then turn right signposted Eastnor/Tewkesbury. Continue on this road for approx. 3miles then take the left hand turn onto the B4208 signposted Malverns. After approx. 1 mile turn right into Church road where the property will be located a short distance on the left hand side.

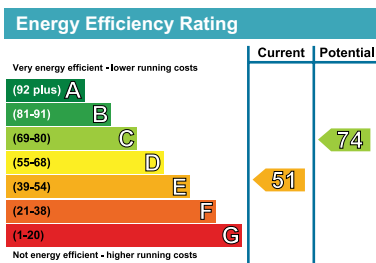
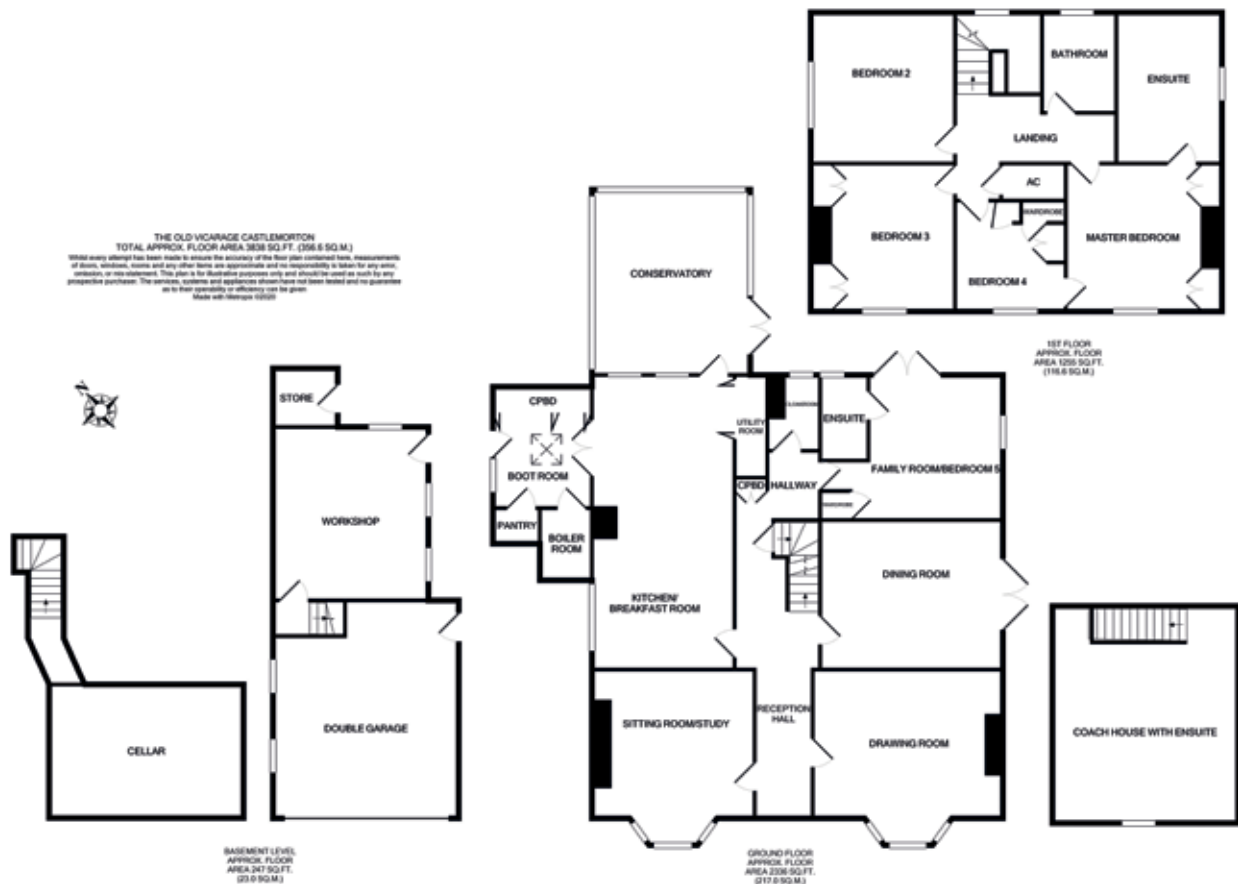
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JOHN GOODWIN

Conditions under which particulars are issued

John Goodwin for himself and for the vendors or lessors of this property whose agent he is gives notice that:

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