

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A MOST IMPRESSIVE AND UNIQUE DETACHED BARN CONVERSION SITUATED IN A DELIGHTFUL RURAL LOCATION AFFORDING FANTASTIC FAR REACHING VIEWS OFFERING EXCEPTIONALLY WELL PRESENTED AND RECENTLY RENOVATED FOUR BEDROOMED ACCOMMODATION WITH AN INTERESTING RANGE OF OUTBUILDINGS AND EXTENSIVE GROUNDS APPROACHING 7 ACRES.

EPC D.

Church Farm - Guide Price £1,180,000

Church Road, Castlemorton, Malvern, Worcestershire, WR13 6BQ

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 **RICS**

Church Farm

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.

Property Description

Church Farm is a most impressive detached character property situated in a delightful rural location affording wonderful far reaching views across surrounding open countryside. The property has recently undergone an extensive scheme of refurbishment and renovation by the current owners to create an exceptional family home. It is evident that little expense has been spared with acute attention to detail being paid to all aspects with high quality fittings throughout including solid oak double glazed windows, solid oak flooring, luxury fitted bathrooms and a bespoke Neptune kitchen. The accommodation has been reconfigured to enhance the wealth of character features including striking vaulted ceilings and extensive exposed timbering.

The accommodation, which extends to approximately 2,460 sq feet, is arranged on the ground floor with a reception hall, generously proportioned living room enjoying a dual aspect, study, contemporary open plan dining kitchen equipped with integrated appliances and French doors opening to both the front and rear, utility room providing additional useful storage and a cloakroom. An inner hall leads to three double bedrooms, all with en suite bath/shower rooms. On the first floor there is a master suite with a walk in dressing room and a spacious en suite shower room.

One of the great strengths of Church Farm is its setting, surrounded by open countryside and enjoying fine views toward the Malvern Hills. The property is approached by a long gravelled driveway providing ample off road parking and in turn leads to a four bay **CARPOR**. There are further outbuildings including a **DUTCH BARN** and an **OPEN BARN**, both offering considerable potential (subject to the necessary consents being sought). The grounds belonging to Church Farm extend to approximately **7 ACRES** and include an attractive formal garden mainly laid to lawn with colourful plant borders and raised beds. There are adjoining fenced **PADDOCKS** and pasture land with a gated access from the roadside.

With so much to offer, an early inspection is highly recommended to appreciate this truly unique opportunity.

The accommodation with approximate dimensions is as follows:

Reception Hall Solid oak entrance door. Vaulted ceiling with exposed ceiling beams, two front facing windows, downlighters, ceiling light, exposed brickwork, radiator, solid oak flooring. Solid oak staircase to first floor. Doors to

Living Room 9.86m (31ft 10in) into door recess x 5.04m (16ft 3in)

Beautifully appointed reception room with an impressive vaulted ceiling and exposed ceiling beams. Flooded with natural light through three large picture windows overlooking the garden and surrounding open countryside beyond. Two ceiling lights, exposed brickwork, three radiators, TV point.

Study 3.56m (11ft 6in) x 3.33m (10ft 9in) Rear facing window, recessed spotlights, radiator, solid oak flooring.

Utility Room 3.59m (11ft 7in) x 2.25m (7ft 3in) Fitted with a range of wall and floor mounted units with granite work surface over, matching upstands and inset one and a half sink unit with bevelled drainer. Space and plumbing for washing machine and tumble dryer. Recessed spotlights, space for coats and boots, tall radiator, stone tiled floor. Door to outside. Door to

Cloakroom Rear facing opaque glazed window, recessed spotlights, vanity wash hand basin with granite top and cupboard below, low level WC, radiator, stone tiled floor. Built in cupboard housing hot water cylinder and shelving.





Open Plan Dining Kitchen 7.13m (23ft) x 5.16m (16ft 8in) Imaginatively designed to serve as a hub at the heart of the house offering a fantastic space for entertaining.

Bespoke Neptune fitted kitchen comprising a comprehensive range of painted solid wood units with granite work surface over and matching upstands. There is an electric **AGA** with twin hot plates and two ovens. In addition, there are **TWIN OVENS** with an **INDUCTION HOB** and cooker hood over and a full height integrated **FRIDGE** and **FREEZER**. A large central island compliments the kitchen with matching granite work surface, inset double Belfast sink with bevelled drainer and additional fitted units including a discreet bin store, corner cupboards, **DISHWASHER** and two **WINE/DRINK CHILLERS**.

The kitchen enjoys a dual aspect overlooking the garden and surrounding countryside beyond with French doors opening to the front and rear. Recessed spotlights, painted ceiling beams, two radiators, solid oak flooring.

Door to

Inner Hall Vaulted ceiling with exposed ceiling beams and exposed brickwork. Front facing window, downlighters, two radiators. Doors to

Bedroom 2 4.11m (13ft 3in) x 3.56m (11ft 6in) Rear facing window, recessed spotlights, exposed brickwork, radiator. Access to large insulated and boarded loft space with potential for future conversion (subject to the necessary consents). Door to

En Suite Bathroom Suite comprising panel bath with raindrop shower head over hand held shower attachment and glass shower screen, vanity wash hand basin with drawer below and vanity mirror over, low level WC. Rear facing opaque glazed window, recessed spotlights, shaver socket, part tiled walls, ladder style towel rail, tiled floor with underfloor heating.

Bedroom 3 4.16m (13ft 5in) into recess x 3.54m (11ft 5in) Two rear facing windows, recessed spotlights, exposed brickwork, radiator. Door to

En Suite Bathroom Suite comprising panel bath with tiled surrounds, vanity wash hand basin with drawers below and vanity mirror over, low level WC. Rear facing opaque glazed window, vaulted ceiling with exposed ceiling beam, recessed spotlights, extractor fan, tiled floor.

Bedroom 4 7.21m (23ft 3in) max x 4.90m (15ft 10in) Characterful room with an impressive vaulted ceiling and exposed ceiling beams. Rear and side facing windows, downlighters, exposed wall beams, exposed brickwork, two radiators, solid oak flooring. Glazed door to outside seating terrace. Door to

En Suite Shower Room Suite comprising large walk in shower enclosure with tiled surround, vanity wash hand basin with drawers below and vanity mirror over, low level WC. Vaulted ceiling with recessed spotlights, extractor fan, exposed wall beams, part tiled walls, chrome ladder style towel rail, solid oak flooring.

FIRST FLOOR

Master Suite 5.19m (16ft 9in) x 3.82m (12ft 4in) Original front facing picture window and French doors both enjoying a wonderful outlook overlooking the garden and open countryside beyond. Vaulted ceiling with exposed ceiling beams, ceiling light, two radiators. Door to

Dressing Room 3.20m (10ft 4in) x 2.58m (8ft 4in) max Recessed spotlights, hanging rails, fitted shelving, radiator. Door to

En Suite Shower Room Suite comprising large walk in shower enclosure with raindrop shower head and tiled surround, double vanity wash hand basin with marble top and storage below, low level WC. Rear facing window with views toward the Malvern Hills, recessed spotlights, chrome ladder style towel rail, tiled floor with underfloor heating.

Outside Church Farm is approached by a gated entrance leading to a gravelled driveway providing parking for several vehicles. There is access to a **CARPORT** (30'01" x 29'03") with power, light and water connected. A second driveway with a wooden vehicular gate provides additional parking and leads to:

OUTBUILDINGS

Dutch Barn (42'04" x 28'07")

Open Barn (42'01" x 27'10")



Grounds

Church Farm enjoys a formal garden which has been attractively designed with areas laid to lawn interspersed with colourful plant borders and several mature trees. A paved patio wraps around the property leading to a large seating terrace, ideal for outside dining and enjoying a west facing aspect with superb far reaching views across the surrounding countryside. There is a brick built **GREENHOUSE** (with water connected) and several raised beds planted with a variety of vegetables and herbs. The garden extends to include a wild flower meadow and several fruit trees including apple and pear. There is a second vegetable patch, further area of lawn planted with young plum trees and a large rainwater fed pond. Church Farm is surrounded by adjoining pasture land and fenced **PADDOCKS** with a gated access from the roadside. The garden and grounds in all extend to approximately **7 ACRES**.



Directions From the Ledbury Office, continue straight over at the traffic lights onto the Worcester Road and then take the first turning on the right signposted Eastnor /Tewkesbury. Continue along this road passing through Eastnor and on reaching the T-junction turn left onto the B4208 signposted to The Malverns. After approximately 1 mile turn right onto Church Road signposted to Castlemorton School and Church. Continue along this road and on passing the church, Church Farm is the third property on the right hand side.

Services We have been advised that mains electricity, water and drainage are connected to the property. Heating is oil fired. Superfast fibre broadband is connected and hardwired throughout the property. 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 imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

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 formally 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.

Tenure

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

Viewing

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

Council Tax

COUNCIL TAX BAND "E"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (67).

Agents Notes

- 1) We have been advised that the property lies within the curtilage of a listed building.
- 2) We have been advised that the rear of the property lies within a conservation area.
- 3) We have been advised that there is a public footpath running through the adjoining paddock.
- 4) There is an uplift clause in relation to the development of the barns and adjoining agricultural land for anything other than agricultural or personal equestrian uses, which would require planning consent, alterations carried out under permitted development rights or would be a change of use. Further details are available from the agent.



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