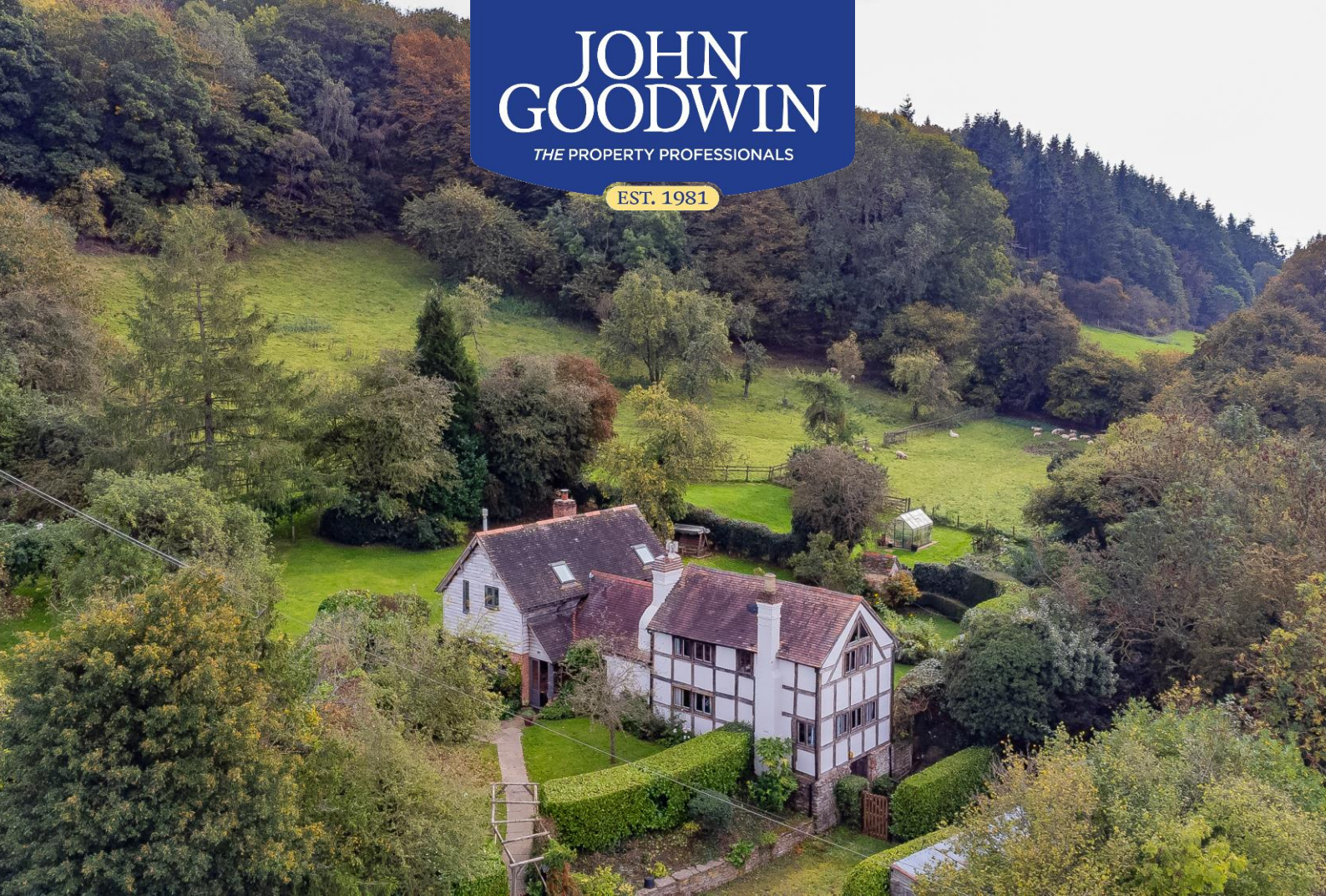


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A DELIGHTFUL HALF TIMBERED DETACHED COTTAGE OCCUPYING A SECLUDED HILLSIDE POSITION ON THE OUTSKIRTS OF THE POPULAR VILLAGE OF SUCKLEY AFFORDING FINE FAR REACHING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE AND OFFERING CHARACTERFUL FOUR BEDROOMED ACCOMMODATION WITH AN OUTDOOR SWIMMING POOL, RANGE OF OUTBUILDINGS AND EXTENSIVE GROUNDS APPROACHING 13 ACRES.

EPC F.

Red Castle - Guide Price £950,000

Suckley, Worcester, Worcestershire, WR6 5DN



Red Castle

Location & Description

Red Castle enjoys a lovely position along the Worcestershire/Herefordshire border in an Area Of Outstanding Natural Beauty, less than a mile from the villages of Suckley and Longley Green. The village of Suckley has a church and an excellent primary school as well as Holloways Garden Centre and café. Longley Green, which is approximately 1.5 miles distant, has a local Post Office, stores and The Nelson Inn. There are fantastic walking routes accessible from the property, including the Suckley Hills. Red Castle is also well placed for access to the more major centres of Great Malvern (six miles), Ledbury (twelve miles), Worcester (twelve miles) and Hereford (eighteen miles). Junction 7 of the M5 motorway near Worcester is about twelve miles and there are mainline railway stations in Ledbury, Malvern and Worcester.

Property Description

Believe to date back in parts to the 1700's, Red Castle is a detached half timbered cottage occupying a secluded hillside position enjoying superb far reaching views across the surrounding countryside. The property was completely refurbished in the early 1990's, to include a sympathetic extension, and offers characterful accommodation with extensive exposed timbers, wooden latch doors, exposed floorboards and inglenook fireplaces.

The accommodation is arranged on the ground floor with an entrance porch, spacious reception hall, open plan kitchen/dining/family room with an adjoining utility room and useful pantry, snug living room with a wood burning stove, family bathroom and a double bedroom. The first floor is approached by two staircases, the first staircase leads to an impressive master bedroom with a vaulted ceiling and south facing bay window overlooking the grounds, separate study and a contemporary bathroom. The second staircase leads to two further double bedrooms, one of which has access to a storage/attic space above. There is external access to a cellar providing additional storage.

The grounds belonging to Red Castle are delightful and extend in total to approximately **13 ACRES**. A formal garden wraps around the property on three sides and enjoys a sunny south facing aspect with access to a heated **SWIMMING POOL** and an adjoining **POOL HOUSE**. There are fenced **PADDOCKS** and further areas of pasture land, ideal for those wishing to have a smallholding. There are a range of **OUTBUILDINGS** and driveway parking for several vehicles.

The accommodation with approximate dimensions is as follows:

Entrance Porch Glazed entrance door, side facing window, tiled floor. Solid wood door to

Reception Hall Three rear facing windows, ceiling light points, exposed wall beams, two radiators, fitted bookcase, telephone point, exposed floorboards. Stairs to first floor with useful under stairs storage. Doors to

Open Plan Kitchen/Dining/Family Room 8.26m (26ft 8in) x 4.52m (14ft 7in) **max overall measurement** Forming part of an imaginative extension constructed in 1994 enjoying a sunny south facing aspect.

Kitchen Area Fitted with a range of painted solid wood wall and floor mounted units with granite work surface over, inset one and a half stainless steel sink unit and matching granite upstands. Oil fired **AGA** with two ovens and twin hot plates. Separate electric **COOKER/MICROWAVE** with 4 ring **HOB** (bottled gas). Space and plumbing for washing machine. Space for fridge. Front and side facing windows, recessed spotlights, exposed floorboards continuing into

Dining/Family Area Rear and side facing windows overlooking the garden. Recessed spotlights, feature inglenook fireplace with wood burning stove and slate hearth, radiator, TV point. Twin patio doors leading to outside decked seating area.

Utility Room Velux roof light, ceiling light, stainless steel sink drainer unit with cupboard and drawers below and work surface over, space for freezer, tiled floor. Part glazed door to outside.

Pantry Velux roof light, ceiling light, space and plumbing for washing machine, space for additional appliance, tiled floor.

Family Bathroom Suite comprising panel bath with shower over and tiled surrounds, pedestal wash hand basin, low level WC. Front facing window,





ceiling light, extractor fan, radiator, exposed floorboards. Cupboard housing oil fired boiler with shelving.

Snug 4.31m (13ft 11in) x 3.97m (12ft 10in) Front facing window enjoying a fine aspect with sweeping views across the surrounding open countryside. Rear facing window overlooking the garden. Ceiling lights, extensive exposed timbers, feature inglenook fireplace with wood burning stove and slate hearth, radiator, TV point, exposed floorboards. Door to

Inner Hall Ceiling light, radiator, exposed Elm floorboards. Door to outside. Stairs to first floor. Door to

Bedroom 4 4.42m (14ft 3in) x 2.40m (7ft 9in) max overall measurement Enjoying a triple aspect with fantastic far reaching rural views. Ceiling lights, extensive exposed timbers, radiator.

First Floor Landing Accessed via staircase from the Reception Hall. Velux roof light, ceiling light. Doors to

Master Bedroom 5.24m (16ft 11in) into bay x 4.34m (14ft) Flooded with natural light and enjoying a sunny south facing aspect overlooking the garden. Impressive vaulted ceiling with two Velux roof lights, attractive bay window, ceiling lights, radiator, TV point. Airing cupboard with hot water cylinder.

Study/Dressing Room 2.92m (9ft 5in) x 1.78m (5ft 9in) Front facing window, Velux roof light, ceiling light, radiator, exposed floorboards.

Bathroom Suite comprising panel bath with shower over and tiled surrounds, pedestal wash hand basin, low level WC. Front facing window, ceiling light, extractor fan, radiator, exposed floorboards.

First Floor Landing Accessed via staircase from the Inner Hall. Doors to

Bedroom 2 4.31m (13ft 11in) x 3.95m (12ft 9in) Enjoying a dual aspect with fine far reaching views. Ceiling light, exposed wall beams, radiator, telephone point, exposed Elm floorboards.

Bedroom 3 4.47m (14ft 5in) x 3.51m (11ft 4in) max overall measurement Enjoying a dual aspect with far reaching views across the surrounding open countryside. Ceiling light, exposed wall beams, radiator. Door with stairs leading to useful storage space.

Outside

Red Castle is approached by a no through road leading to a gravelled driveway providing parking for several vehicles with a turning area. A set of stone steps lead to the front door and to the formal garden, which wraps around the property on three sides. The garden enjoys a sunny south facing aspect and comprises large areas laid to lawn with a flagstone patio and decked seating area, mature trees, established hedged borders and a wooden pergola with climbing roses. There are raised beds, which are ideal for growing vegetables, several fruit trees including apple, damson and plum and a **GREENHOUSE**.

Swimming Pool

Within the grounds there is a heated **SWIMMING POOL** (28'08" x 14'08") with an attractive bloc paved seating area. Adjoining the swimming pool there is a **POOL HOUSE** (17'2" x 10'10") providing changing facilities with a shower room and separate WC. From the pool house there is access to a **WORKSHOP** (31'6" x 9'5") with power connected, which could be adapted further to create a home office/gym/games room.

Grounds From the garden there is access into adjoining fenced **PADDOCKS** and **PASTURE LAND**, including a Chestnut coppice. There are further fenced paddocks with access to a range of **OUTBUILDINGS**, including stables. It should be noted that some of the outbuildings are in need of repair or replacement.

The site in total extends to approximately **13 ACRES**.



Directions

What3Words: saving.moral.reinvest

Agents Notes

- 1) We have been advised that there is a public bridleway which runs alongside the property
- 2) We have been advised that there is a public footpath running through one of the paddocks



Services

We have been advised that mains electricity and water are connected to the property. Heating is oil fired. Drainage is to a private system. Superfast broadband is available, but has not yet been connected. There are solar panels located in the garden. 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.

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 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.

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

Council Tax COUNCIL TAX BAND "D" (Malvern Hills District Council)

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

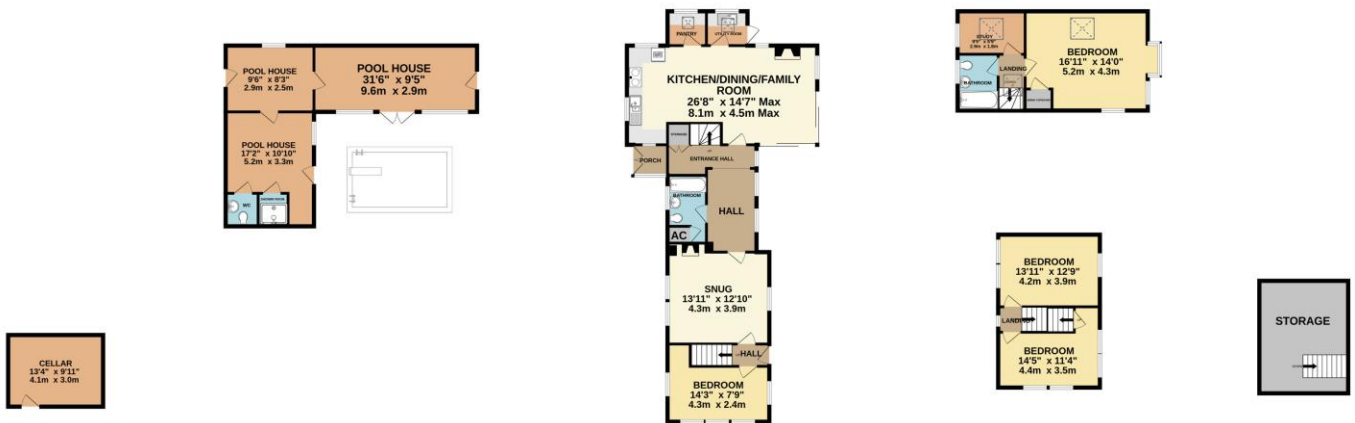
EPC The EPC rating for this property is F (37).

GROUND FLOOR
3479 SQ. FT. (321.7 SQ. M.) APPROX.

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3479 SQ. FT. (321.7 SQ. M.) APPROX.

1ST FLOOR
883 SQ. FT. (81.7 SQ. M.) APPROX.

2ND FLOOR
386 SQ. FT. (35.7 SQ. M.) APPROX.



TOTAL FLOOR AREA : 2488 sq.ft. (231.1 sq.m.) approx.

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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ESTD. 1981

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

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

