

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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Situated In The Sought After Village Of Castlemorton Enjoying Countryside Views A Character Farmhouse Comprising Four Bedrooms, Three Receptions Rooms Set In An Established Garden of Approximately 0.75 Of An Acre With A Natural Swimming Pool And Generous Driveway Parking. EPC E

## Ellwood House - Guide Price £795,000

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

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# Ellwood House

## 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, public house 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

Ellwood House is a detached character farmhouse situated in a delightful rural location affording wonderful far reaching views across surrounding open countryside. It is understood that the property was originally two farm workers cottages dating back to the 1800's which were converted into Ellwood House in the 1950's.

This charming property is well presented throughout and benefits from oil fired central heating and partial double glazing with accommodation comprising on the ground floor a spacious entrance hall with dual aspect multi-fuel stove, cloakroom, sitting room and dining room both with open fireplaces and dual aspects, kitchen/family room with OIL FIRED AGA and French doors to the garden, cosy snug with multi-fuel stove, utility room and a wet room.

To the first floor is the dual aspect master bedroom with Jack and Jill en-suite shower room, three further bedrooms and the family bathroom.

Outside, the property is set back from the lane behind wooden vehicular gates and privacy hedging and leads to the driveway with a generous parking area with space for a carport if required. From the driveway is access to a large store / home office / garage. Delightful established gardens extend to approximately 0.75 of an acre, with views over adjoining farmland. Within the front garden is a natural swimming pool fed with filtered rainwater and a wooden BBQ hut for entertaining. The private rear garden laid mainly to lawn has been thoughtfully designed with a paved seating area with access from the family room, attractive water feature and well stocked flower beds.

The agent highly recommends an early inspection to appreciate all that this lovely home has to offer.

## ACCOMMODATION

### Covered Porch

Wooden open fronted porch with part glazed entrance door leading to:

### Entrance Hall

Spacious hallway with window to side, attractive painted tongue and groove wall panelling, feature dual aspect multi-fuel stove, radiator, fitted dresser, staircase to first floor and door to:

### Cloakroom

With WC and wash hand basin, coat cupboard, radiator, wood flooring, window to rear.

### Sitting Room 5.73m (18ft 6in) x 4.11m (13ft 3in)

Bright and airy with dual aspect windows to front and side, open fireplace, useful study area, two radiators, pendent ceiling lights, TV point with aerial.

### Dining Room 5.73m (18ft 6in) x 5.04m (16ft 3in)

With triple aspect windows, open fireplace, fitted cupboard with stripped pine doors, radiator, ceiling downlights.





### **Kitchen/Breakfast/Family Room 6.09m (19ft 8in) x 4.73m (15ft 3in)**

Windows to front with window seat and stable door to front providing access to the driveway. French doors from the family room to the rear leading to the garden. Open to the SNUG (described later) Fitted with a range of bespoke painted wooden base and wall units, tall larder cupboard and display cabinet, island unit with fridge, electric oven and ceramic hob, Belfast sink, wooden work surfaces, plumbing for dishwasher, oil fired AGA with tiled splashback, radiator. Door to larder housing oil fired boiler and access to roof space. Stripped wooden floor. Door to:

### **Utility Room**

With door to rear. Plumbing for washing machine. Sink unit with cupboard under. Wood flooring. Door to:

### **Wet Room**

With tiled surrounds and slatted wooden flooring, WC, bespoke wash basin, electric shower, downlights, extractor fan.

### **Snug 2.82m (9ft 1in) x 2.20m (7ft 1in)**

Accessed from the family room with multi-fuel stove, Velux window, wood flooring. TV point.

### **Landing**

With attractive painted tongue and groove wall panelling, window to front aspect overlooking the garden, radiator, airing cupboard, downlights. Doors to:

### **Master Bedroom With En-Suite 5.73m (18ft 6in) x 3.18m (10ft 3in)**

Windows to side and rear, two fitted cupboards, radiator.

### **En-suite (Jack & Jill Bathroom)**

Shower cubicle with thermostatic shower, low level WC, wash hand basin with tiled splash back, painted floorboards, radiator, extractor fan, door leading to bedroom two.

### **Bedroom 2 3.72m (12ft) x 3.44m (11ft 1in)**

Window to rear, access to loft space, picture rail, radiator.

### **Bedroom 3 3.20m (10ft 4in) x 3.10m (10ft)**

Window to front, useful storage shelves, radiator.

### **Bedroom 4 3.20m (10ft 4in) x 2.58m (8ft 4in)**

Window to side, radiator.

### **Bathroom**

With windows to front and side. White suite comprising WC, pedestal wash hand basin, panelled bath, exposed floorboards, radiator.

### **Outside**

Wooden gates lead to a gravelled driveway with a generous parking area with space for a carport. From the driveway there is access to a large store/ home office 19' x 8'11 The well established gardens extend to the front and rear of the property in all approximately 0.75 of an acre. The front garden is laid mainly to lawn with attractively planted flower borders, mature shrubs and trees including a splendid fig tree. For the keen swimmer there is a filtered natural swimming pool which is fed by rainwater, along with a wooden BBQ hut which seats 16 adults, a lovely outside entertaining space. Gates to the side of the property give access to the private enclosed rear garden, thoughtfully landscaped with a gravelled seating area, water feature and a level area of lawn with attractive flower beds, shrubs and trees.

## 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, the property will be located after a short distance on the left hand side.



## Services

We have been advised that mains electricity, water 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 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 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

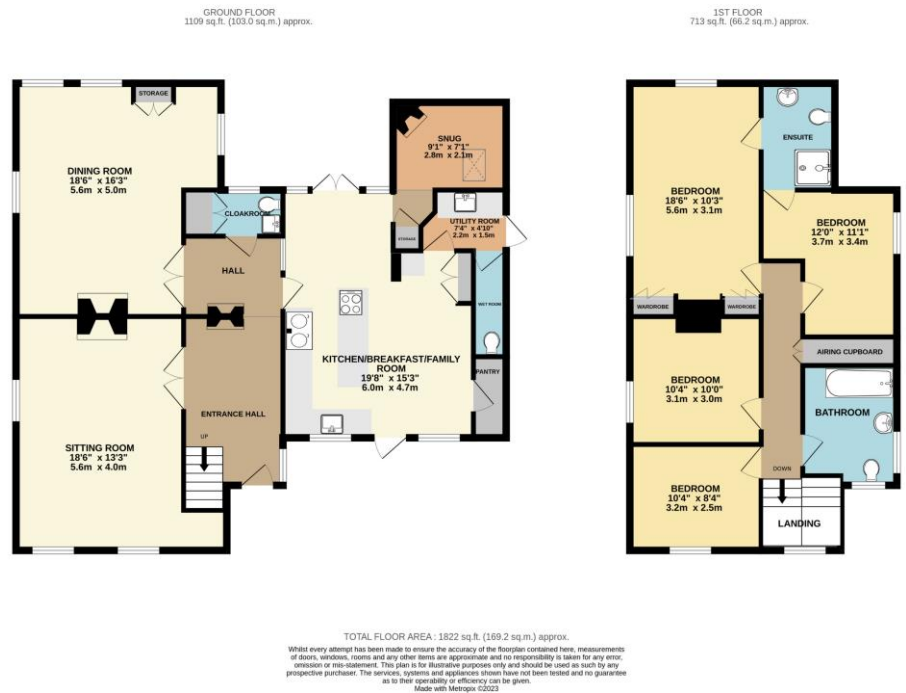
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax

COUNCIL TAX BAND "E"

## EPC

The EPC rating for this property is E (47).



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EST. 1981

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### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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 leases 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.
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