



**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981

THE HIGH GROUND

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Description

An Extremely Well Presented, Spacious Detached House Situated In The Heart Of Castlemorton Offering Master Suite With En-Suite And Dressing Room, Five Further Bedrooms (One With En-Suite), Spectacular Views Across Open Countryside, Double Carport With Separate Annexe Above, Two Stables, Additional Carport, Ample Off Road Parking And Stunning Mature Gardens. EPC "C"

Location & Description

The property enjoys a convenient location less than half of a mile from the well served village of Welland where there is a local stores, primary school, church and village hall. Welland is less than four miles from the cultural and historic spa town of Great Malvern and a similar distance from the riverside town of Upton upon Severn both of which provide a comprehensive range of amenities. The city of Worcester is about twelve miles.

Transport communications are excellent. There is a mainline railway station in Great Malvern and Junction 1 of the M50 motorway near Upton is just seven miles. Educational needs are well catered for. The property is within easy

reach of some of the best primary and secondary schools in the region in both the state and private sectors.

The High Ground is situated in the heart of beautiful countryside on Castlemorton Common. It is surrounded by open fields and is set against the backdrop of the Malvern Hills which are only a few minutes drive away.

The High Ground is an individual, thoughtfully designed, detached house built by the current owners. The property offers underfloor heating, solid oak doors, oak framed double glazed windows and character features throughout.

Sitting in an elevated position the property makes the most of the spectacular views on offer over Castlemorton Common. Due to its location The High Ground benefits from grazing rights, which ties in nicely with the two stables belonging to the property.

The family orientated accommodation is extremely well presented having a dining kitchen, garden room, dining room, sitting room, large master suite with dressing and en-suite. There are five further bedrooms, one of which has the benefit of an en-suite shower room.

The property is approached over a paved track leading to a cattle grid and gated access opening to a tarmac driveway providing ample off road parking and leading to the double carport with annexe above and separate stable block.

Paved pathways lead to either side of the property allowing access all the way around. A pathway also leads to the solid

oak front door with glass panels and outside lighting. The front door opens to

Entrance Hall

Tiled floor, spotlights, wall mounted light and alarm panel. Open to inner hall (described later) and door opening to

Dining Kitchen 7.57m (24ft 5in) x 5.21m (16ft 10in)

Tiled floor, spotlights, five oak framed double glazed windows and built in speakers. Range of bespoke handmade base and eye level units with wood and granite worksurface over. Double Belfast sink with mixer tap and granite drainer. Integrated bins, two FRIDGES, one FREEZER and two DISHWASHERS. Four ring Neff HOB and electric AGA. Central island unit with three ceiling light fittings over, granite worksurface and sink with mixer tap. Built in chopping block and built in wine fridge. Built in OVEN and MICROWAVE. Fitted banquette seating with space for a large dining room table. Open to

Garden Room 5.71m (18ft 5in) x 5.61m (18ft 1in)

Tiled floor, beamed ceiling, two ceiling light fittings and oak framed double glazed windows to every aspect showing off the spectacular surroundings. Built in speakers. TV point and wood burning stove. Oak framed double glazed doors opening to patio (described later)

Inner Hall

Tiled floor, spotlights, two wall mounted lights and stairs to first floor. Understairs cupboard. Doors opening to WC, Utility, dining room and sitting room (all described later).



Door opening to

Study 3.23m (10ft 5in) x 3.20m (10ft 4in)

Tiled floor, pendant light fitting, built in speakers and oak framed double glazed window into garden room

WC 1.96m (6ft 4in) x 1.29m (4ft 2in)

Tiled floor, pendant light fitting and oak framed double glazed window with obscured glass. Low level WC and vanity wash hand basin

Utility Room 3.59m (11ft 7in) x 3.49m (11ft 3in)

Tiled floor, oak framed double glazed window and spotlights. Base level units with work surface over and ceramic sink with mixer tap. Space for a washing machine. Eye level wall mounted units. Ground source heat pump. Smart centralised Vacuum system and hot water cylinder. Oak stable door with four double glazed panels opening to side

Dining Room 4.34m (14ft) x 3.77m (12ft 2in)

Tiled floor, pendant light fitting, oak framed double glazed window and built in speakers. Solid oak double doors opening to

Sitting Room 6.23m (20ft 1in) x 5.50m (17ft 9in)

Tiled floor, two ceiling light fittings, wall mounted lights and three oak framed double glazed windows. Built in speakers. TV point and telephone point. Wood burning stove sat on a hearth. Door opening to inner hall

FIRST FLOOR

Landing

Oak floor, two pendant light fittings, wall mounted lights and Velux window. Access point to fully boarded large loft with pull down ladder. Airing cupboard with slatted shelving and doors to all rooms

Master Suite

An impressive space consisting of

Master Bedroom 3.90m (12ft 7in) x 3.72m (12ft)

Oak floor, oak framed double glazed window, ceiling light fitting and built in speakers. Door opening to

En-Suite 3.69m (11ft 11in) x 2.58m (8ft 4in)

Tiled floor, ceiling light fitting, oak framed double glazed window, shaver point and extractor. Low level WC, his and

hers wash hand basins with mirrors over, Kaldewei double ended bath with tiled surround and Videotree TV screen. Large shower cubicle with Mira shower and rainfall shower head. Door opening to

Dressing Room 3.69m (11ft 11in) x 1.91m (6ft 2in)

Tiled floor, two ceiling light fittings and oak framed double glazed window. Fitted wardrobes and fitted drawer units

Bedroom 2 3.72m (12ft) x 3.56m (11ft 6in)

Oak floor, pendant light fitting, oak framed double glazed window with wonderful views and built in speakers. Door opening to

En-Suite Shower Room 3.69m (11ft 11in) x 1.21m (3ft 11in)

Tiled floor, two ceiling light fittings, heated towel rail, extractor and oak framed double glazed window. Low level WC, wash hand basin and shower cubicle with dual shower head.

Bedroom 3 5.50m (17ft 9in) x 3.04m (9ft 10in)

Oak floor, ceiling light fitting, dual aspect oak framed double glazed windows and built in speakers

Bedroom 4 5.50m (17ft 9in) x 3.04m (9ft 10in)

Oak floor, ceiling light fitting, oak framed double glazed window and built in speakers

Bedroom 5 3.69m (11ft 11in) x 3.56m (11ft 6in)

Oak floor, ceiling light fitting and oak framed double glazed window offering stunning views

Bedroom 6 3.69m (11ft 11in) x 3.28m (10ft 7in)

Oak floor, pendant light fitting, oak framed double glazed window

Bathroom 3.28m (10ft 7in) x 2.58m (8ft 4in)

Tiled floor, ceiling light fitting, oak framed double glazed window and extractor. Low level WC, wash hand basin, Kaldewei double ended bath and shower cubicle with rainfall shower head

Double Carport 6.43m (20ft 9in) x 6.25m (20ft 2in)

With light and power

Storage 6.20m (20ft) x 3.20m (10ft 4in)

Light and power. Housing electric water heater for the Annexe above. Oak door with double glazed panels to rear.





External steps lead up to

Annexe

Oak door with double glazed panels opens to

Entrance Hall

Oak floor, pendant light fitting, door to shower room and open to bed sitting room (both described later). Open to

Kitchenette 1.78m (5ft 9in) x 1.58m (5ft 1in)

Oak floor, spotlights and tiled splashback. Range of units with work surface over. Stainless steel sink with drainer. Two ring electric HOB and space for an undercounter fridge

Shower Room 2.51m (8ft 1in) x 1.47m (4ft 9in)

Oak floor, ceiling light fitting and Velux window. Low level WC, wash hand basin and shower cubicle with electric Mira shower over

Bed Sitting Room 6.82m (22ft) x 4.21m (13ft 7in)

Carpet, two ceiling light fittings, two electric radiators and two Velux windows with wonderful views. Eaves storage, TV point and built in speakers

Stable Block 4.68m (15ft 1in) x 3.72m (12ft)

Consisting of two stables. Measurements shown are for each stable

Single Carport 5.73m (18ft 6in) x 3.18m (10ft 3in)

Outside

The property sits almost centrally within a large elevated plot.

Opening from the garden room there is good sized patio area perfect for entertaining family and friends. The remaining garden is mainly laid to lawn with mature plants and shrubs. A smaller circular patio is an ideal place to sit and enjoy an evening tippie while taking in the peaceful setting and wonderful panoramic views.

A paved pathway from the larger patio wraps around the property to the opposite side where a gate opens to secure gravelled area with a solid oak stable door opening to the utility room.

There is outside lighting around the outside, external power points, as well as an outside tap.

The grounds offer the opportunity to create a paddock if required

General Information

Agents Note

1. The agents have been made aware that the vendors have an easement across common land to the property
2. The agents have been made aware that the vendors have grazing rights on the common land

Services

We have been advised that mains electric and water are connected to the property. Heating is provided by way of ground source heat pump. 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 Malvern Office, Tel: 01684 892809

Council Tax

COUNCIL TAX BAND "E"

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 C (80).

Directions

From Great Malvern proceed south along the A438 Wells Road towards Ledbury for almost two miles before forking left onto the Hanley Road (B4209) signed Three Counties Showground. Continue for just under a mile where at a crossroads (with traffic lights) turn right onto Blackmore Park Road. Follow this route for approximately a mile. At the next crossroads turn right towards Welland. Turn right just after the 50mph sign, across Castlemorton common towards Gullet Quarry. Go past the farm entrance then take the second turning on the left. We are then the 1st house on the left at the bottom of the hill. Up the track and over the cattle grid

MISREPRESENTATIONS 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 is gives notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, not constitute part of, an offer or contract;
- (ii) 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.
- (iii) No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to the property.



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