

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A CHARMING DETACHED COTTAGE SITUATED IN AN IDYLIC POSITION WITHIN THE POPULAR VILLAGE OF BIRTSMORTON AFFORDING WONDERFUL VIEWS TOWARD THE MALVERN HILLS AND OFFERING THREE BEDROOMED ACCOMMODATION IN NEED OF RENOVATION AND REFURBISHMENT WITH A MATURE ESTABLISHED GARDEN.

NO ONWARD CHAIN. EPC G.

Greystones - Guide Price £600,000

Birts Street, Birtsmorton, Malvern, Worcestershire, WR13 6AW



Greystones

Location & Description

Greystones enjoys a sought after position in the highly regarded location of Birtsmorton (a small rural village, benefiting from local Church, primary school and pub), only approximately 3 miles from the village of Welland with it's local shop. The property also sits in the catchment area of the well regarded Hanley Castle High School. The cultural spa town of Great Malvern and the thriving riverside town of Upton upon Severn are also close at hand (approximately six miles away). Malvern offers a comprehensive choice of facilities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Upton upon Severn also boasts an excellent choice of amenities and a particularly busy social scene as it is well known for its summer music and water festivals and for its riverside marina. From here there is also direct access to the M5 and M50 motorways. The larger cities of Worcester and Gloucester and the town of Cheltenham are all within fast commuting distance.

Birtsmorton is situated in one of the most beautiful areas of south Worcestershire. It is most famous for its common land which dominates the neighbourhood and provides the perfect spot for those who enjoy walking or are in the equestrian world. This is most definitely riding territory. Less than ten minutes away by car are the foothills of the eight mile range of the Malvern's which provide some of the most dramatic scenery and interesting walks in the Midlands.

Property Description

Greystones is a charming black and white detached cottage situated on the outskirts of the popular village of Birtsmorton enjoying a wonderful outlook across the surrounding common toward the Malvern Hills beyond.

Benefitting from some double glazing, the property is in need of renovation and offers an exciting opportunity to create a fine contemporary home. The characterful accommodation is arranged on the ground floor with an entrance porch, spacious reception hall, snug, living room, study, breakfast kitchen and a cloakroom. On the first floor, a large landing leads to three double bedrooms and a shower room.

Outside, Greystones enjoys a large mature garden mainly laid to lawn with several mature trees and established shrub borders. Within the garden there is a detached barn with an adjoining stable, which is in need of replacement.

Offered for sale with no onward chain, the accommodation with approximate dimensions is as follows:

Entrance Porch

Entrance door to

Reception Hall 4.44m (14ft 4in) x 3.61m (11ft 8in)

Front facing window, wall lights, exposed timbers, telephone point. Stairs to first floor. Open to Rear Hall. Doors to





Snug 3.95m (12ft 9in) x 3.10m (10ft)

Front and side facing windows enjoying fine views toward the Malvern Hills. Wall lights, exposed timbers, stone fireplace with wooden mantel and slate hearth.

Living Room 4.37m (14ft 1in) x 3.80m (12ft 3in)

Front and side facing windows, wall lights, exposed timbers, exposed stone wall with open fireplace. Opening to

Vestibule 6.02m (19ft 5in) x 2.48m (8ft)

Two rear facing windows overlooking the garden. Wall lights, exposed timbers. Door to Rear Hall (described later). Door to

Study 3.04m (9ft 10in) x 2.53m (8ft 2in)

Rear and side facing windows, ceiling light.

Rear Hall

Doors to

Breakfast Kitchen 4.90m (15ft 10in) x 4.52m (14ft 7in)

Enjoying a triple aspect with views toward the Malvern Hills. The kitchen is fitted with a range of wall and floor mounted units with work surface over and tiled surround. Inset double stainless steel sink drainer unit. Space for cooker. Space for fridge freezer. Space and plumbing for washing machine.

Cloakroom

Side facing opaque glazed window, ceiling light, pedestal wash hand basin, low level WC, fitted cupboard.

First Floor Landing

Large landing/study space. Front facing window with secondary glazing, wall lights, exposed timbers. Doors to

Bedroom 1 4.90m (15ft 10in) x 4.52m (14ft 7in) including wardrobes

Two side facing windows enjoying fine views toward the Malvern Hills, further rear facing window overlooking the garden. Wall lights, range of built in wardrobes.

Bedroom 2 3.97m (12ft 10in) x 3.20m (10ft 4in)

Two side facing windows enjoying a pleasant outlook across Birtsmorton Common and the Malvern Hills beyond. Wall lights.

Bedroom 3 4.31m (13ft 11in) x 3.95m (12ft 9in)

With some restricted head height. Front facing window, wall lights, exposed timbers.

Shower Room

Suite comprising large walk in shower enclosure with electric shower and panelled surrounds, vanity wash hand basin with cupboard below, low level WC. Side facing opaque glazed window, ceiling light, tiled walls. Airing cupboard housing hot water cylinder with slatted shelving.

Outside

Greystones enjoys a large established garden with a wonderful outlook across the surrounding common toward the Malvern Hills beyond. The garden is mainly laid to lawn with several mature trees and shrubs, bordered by hedges. There is a vegetable patch with a **GREENHOUSE** and a large fruit cage. Within the grounds there is a detached **BARN (15'10" x 12'05")** with an adjoining **STABLE/WOOD STORE (12'07" x 9'06")**, which is in need of replacement.



Directions

From the agents Ledbury Office proceed to the traffic lights continuing straight over towards Malvern. Continue along this road for approximately 2 miles, as you go round a right hand bend and start to climb up hill, take the right hand turning signposted Eastnor. Follow this road until you reach a crossroads, turning left towards Castlemorton. Follow this road for approximately a mile taking the right hand turn signposted Birts Street and Birtsmorton. Continue along this road for a short distance and the property can be found on the left hand side.



Services

We have been advised that mains water, electricity and drainage is connected. 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 "F" 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 G (1).



TOTAL FLOOR AREA : 2077 sq.ft. (193.0 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.
Made with Metropix ©2024



Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

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 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.

