

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WONDERFUL DETACHED PROPERTY OCCUPYING A SECLUDED POSITION ON THE OUTSKIRTS OF THE POPULAR VILLAGE OF SUCKLEY AFFORDING FANTASTIC COUNTRYSIDE VIEWS AND OFFERING EXTENDED FOUR BEDROOMED ACCOMMODATION WITH AN OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM, THREE BATHROOMS, GENEROUS PARKING AND A DELIGHTFUL WRAP AROUND GARDEN. VIEWING ESSENTIAL.**

**EPC D.**

## Conference Cottage – Guide Price £775,000

Suckley, Worcester, Worcestershire, WR6 5DW

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# Conference Cottage

## Location & Description

Conference Cottage 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. There are fantastic walking routes accessible from the property, including the Suckley Hills. Longley Green, which is approximately 1.5 miles distant, has a local Post Office, stores and The Nelson Inn.

Conference Cottage 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

Conference Cottage enjoys a delightful position, nestled on the outskirts of the popular village of Suckley and surrounded by undulating countryside. The property has been significantly extended and much improved by the current owners to create a wonderful open plan living area, ideal for those with a growing family. The accommodation is beautifully appointed with contemporary fixture and fittings throughout including solid oak internal doors and high quality flooring.

Benefitting from oil fired central heating and double glazing, the accommodation on the ground floor comprises an oak framed entrance porch, dining hall, sitting room, open plan kitchen/breakfast/family room with French doors leading to the garden, utility room, shower room and a dedicated home office. On the first floor a landing leads to the master bedroom with a Juliet balcony and an en suite shower room, three further bedrooms and a family bathroom.

Outside, Conference Cottage is set back from the road and approached by a generous area of parking with turning space. The garden, which adjoins open fields, wraps around to all sides and is mainly laid to lawn with privacy hedging.

Enjoying a view from every aspect, an early inspection is highly recommended.

The accommodation with approximate dimensions is as follows:

**Oak Framed Entrance Porch** A wooden framed opaque double glazed door lead into the dining hall.

**Dining Hall 4.78m (15ft 5in) x 4.42m (14ft 3in)** A spacious dining hall with underfloor heating. Spotlights. Window to front aspect. Oak framed glass door to Sitting Room. Open plan through to Kitchen/Breakfast/Family Room.

**Kitchen/Breakfast/Family Room 11.08m (35ft 9in) x 3.54m (11ft 5in)** Impressive open plan family room with views across open countryside. Two feature ceiling light points over kitchen peninsula. Spotlights. Two windows to rear aspect and further side facing window. French doors opening onto garden patio.

The kitchen comprises a range of over head and undercounter fitted storage cupboards with granite work tops and back splash. Inset composite double sink with chrome mixer tap. Built in Bosch **MICROWAVE**. Built in Belling electric **RANGE COOKER** with double oven, grill and plate warmer. 6-ring electric **HOB** and warming zone. Over head extractor fan. Built in full length **FRIDGE** and full length **FREEZER**. Built in **DISHWASHER**. Oak framed glass door leading to







utility room. Wood effect tiled flooring throughout with under floor heating.

**Sitting Room 4.80m (15ft 6in) x 3.72m (12ft)** Ceiling light point. Windows to front and side aspect. Radiator. Inset electric fireplace. Carpet.

**Utility Room 3.02m (9ft 9in) x 2.56m (8ft 3in)** Spotlights. Door to side aspect. Window to side aspect. Space for washing machine and tumble dryer beneath a granite work top. Wood effect tiled flooring with underfloor heating. Wall mounted storage cupboards. Doors to

**Office 2.04m (6ft 7in) x 1.63m (5ft 3in)** Spotlights. Window to front aspect with fitted blinds. Built in corner desk with a marble effect worktop. Wood effect tiled flooring with under floor heating.

**Shower Room** Spotlights. Window to side aspect. Walk in mains double shower with chrome taps. Tiled walls. Ceramic sink. Low level toilet. Wall mounted storage cupboard. Heated towel rail. Tiled flooring.

**First Floor Landing** Ceiling light point. Spotlights. Loft hatch. Window to front aspect. Oak door double storage cupboards. Doors to

**Bedroom 1 4.31m (13ft 11in) x 4.03m (13ft)** Spotlights. French doors opening onto a Juliet balcony over looking the rear aspect with countryside views. Oak door to eaves storage. Range of fitted wardrobes with hanging rails and shelving. Radiator. Carpet. Door to

**En Suite** Spotlights. Tiled walls. Walk in mains rainfall shower. Ceramic sink with chrome mixer tap. Low level toilet. Wall mounted back lit mirror and storage cupboard. Window to side aspect. Heated towel rail. Wood effect tiled floor.

**Bedroom 2 3.51m (11ft 4in) x 3.44m (11ft 1in)** Spotlights. Window to rear aspect. Radiator. Built in triple wardrobe. Carpet.

**Bedroom 3 3.75m (12ft 1in) x 2.87m (9ft 3in)** Ceiling light point. Window to side aspect. Radiator. Built in wardrobe. Carpet.

**Bedroom 4 2.76m (8ft 11in) x 1.83m (5ft 11in)** Ceiling light point. Window to front aspect. Radiator. Carpet.

**Bathroom** Spotlights. Window to front aspect. Tiled walls. Walk in mains rainfall shower cubicle. Panelled bath. Low level toilet. Heated towel rail. Ceramic sink with chrome mixer tap with under counter storage cupboard. Wood effect tiled flooring.

### Outside

The property is approached through a gated entrance where you are met by a block paved driveway for multiple vehicles. There is a pathway to an oak framed entrance porch that sits behind a wrap around lawned garden with two garden **SHEDS** to the front.

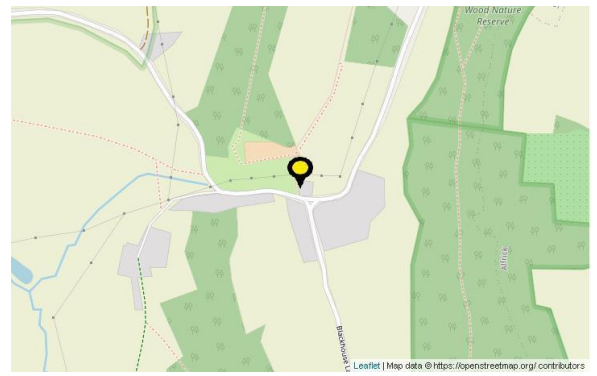
From the kitchen/breakfast/family room French doors open out onto a paved patio and further area of lawn with a range of mature trees and shrubs, set against a backdrop of open countryside. A feature well is located on the patio. A pathway leads to raised vegetable planters as well as an external oil fired boiler.

## Directions

**What3Words: Stolen. Elephant. Event**

## Tenure

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



## Services

We have been advised that mains electricity and water are connected to the property. The heating is oil fired. The Drainage is on a private system. 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

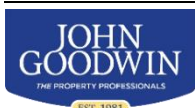
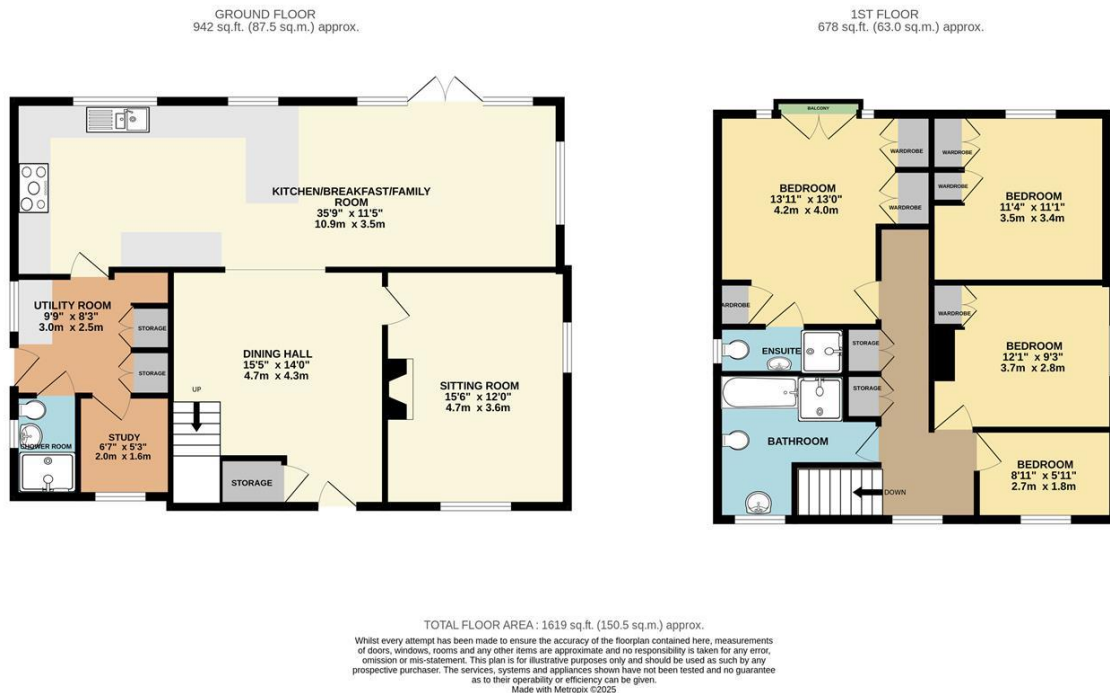
Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

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.

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

**Council Tax** COUNCIL TAX BAND "D" 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 (55).



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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 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.

