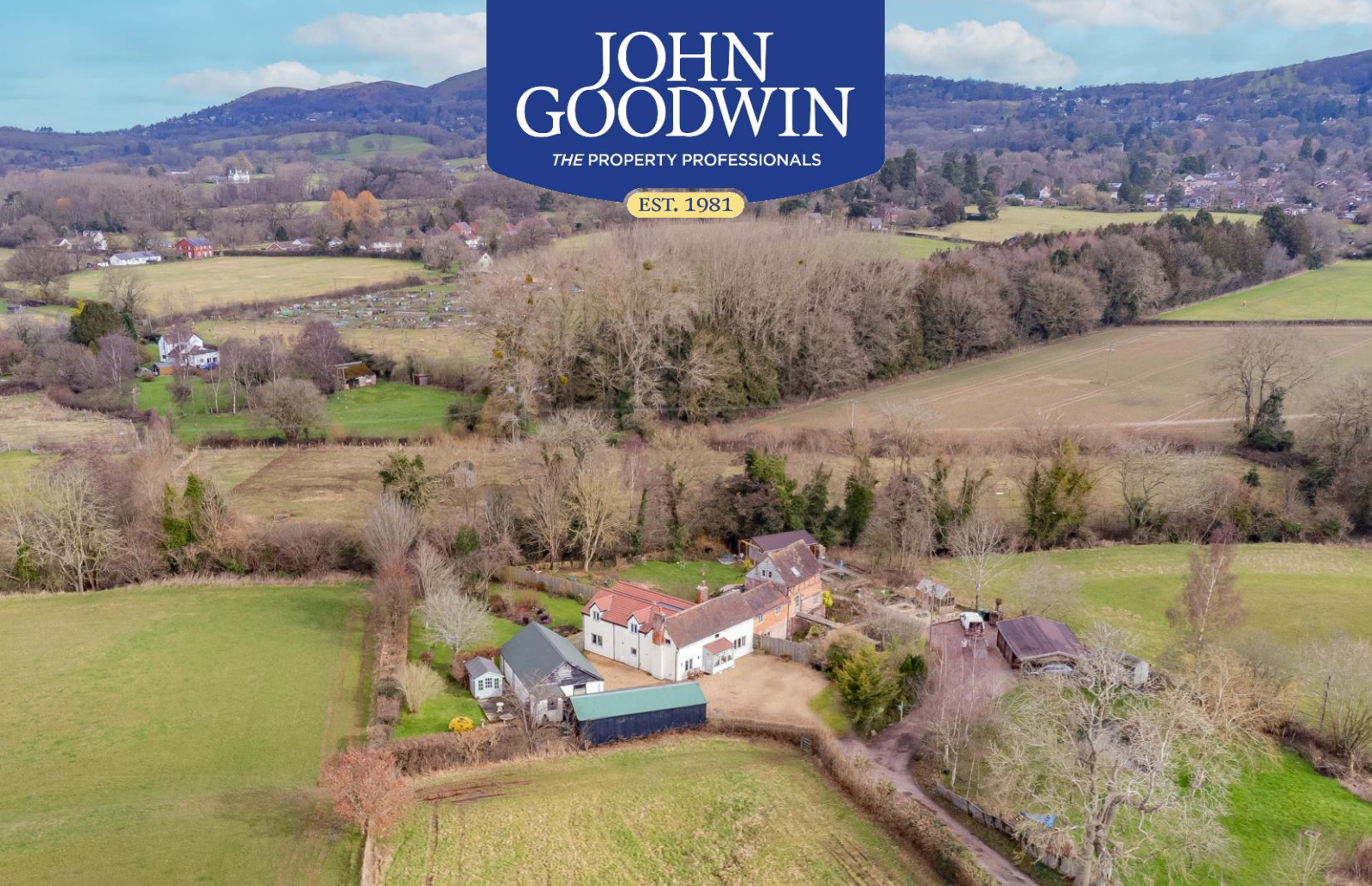


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN IMPRESSIVE DETACHED CHARACTER PROPERTY OCCUPYING AN ENVIABLE POSITION ON THE OUTSKIRTS OF THE VILLAGE OF COLWALL OFFERING BEAUTIFULLY APPOINTED AND SIGNIFICANTLY IMPROVED ACCOMMODATION WITH TWO RECEPTION ROOMS, IMPRESSIVE OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM, FIVE BEDROOMS (ONE EN SUITE), FAMILY BATHROOM, GENEROUS PARKING, TRIPLE GARAGE, ADDITIONAL OUTBUILDING AND A DELIGHTFUL GARDEN.

VIEWING ESSENTIAL. EPC D.

Upper Mill Farm – Guide Price £785,000

Mill Lane, Colwall, Malvern, Herefordshire, WR13 6HD

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Upper Mill Farm

Location & Description

Upper Mill Farm is located on the outskirts of the very popular and sought after village of Colwall. Colwall is situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and a public house. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.

Property Description

Upper Mill Farm is an impressive detached character property which has been significantly improved in recent years by the current owners with acute attention to detail paid to all aspects including a new central heating system, all new windows, new guttering and high quality flooring throughout. A substantial two storey extension has been added to the rear to create a light-filled, open plan kitchen/breakfast/family room and a superb first floor master suite with an en suite shower room.

The accommodation is arranged on the ground floor with an entrance porch, entrance hall, living room with feature inglenook fireplace and wood burning stove, open plan kitchen/breakfast/family room with double patio doors leading to the garden, dining room, useful utility room and cloakroom. On the first floor a landing leads to the master bedroom with an en suite shower room, three further double bedrooms (all with fitted wardrobes), a fifth bedroom which is currently being used as a study and a refitted family bathroom.

Outside, a gravelled driveway provides a generous area of parking and in turn leads to a **DETACHED TRIPLE GARAGE** and a **LARGE BARN**. There is a delightful private rear garden, which is mainly laid to lawn with well-stocked beds and fruit trees.

The accommodation with approximate dimensions is as follows:

Entrance Porch Part glazed entrance door. Wall light. Tiled floor. Door to

Entrance Hall Wall light. Radiator. Painted beams. HIVE active heating thermostat. Stairs to First Floor with understairs storage cupboard. Karndean flooring. Doors to

Snug 3.80m (12ft 3in) x 3.77m (12ft 2in) Front facing window. Wall lights. Painted beams. Feature inglenook fireplace with new wood burning stove and stone hearth. Radiator. TV point.

Open Plan Kitchen/Breakfast/Family Room 7.72m (24ft 11in) x 7.26m (23ft 5in) max overall measurement Forming part of an impressive extension to create an open plan kitchen/breakfast/family room enjoying a wonderful outlook across the garden.

Kitchen Breakfast Area Contemporary fitted kitchen with a comprehensive range of contrasting wall and floor mounted units with granite work surfaces over, one and a half stainless steel sink unit with bevelled drainer and matching granite upstands. Rangemaster **COOKER** with 5-ring gas hob and two electric ovens. Integrated **DISHWASHER**. Integrated **FRIDGE FREEZER**. Feature central island incorporating a breakfast bar with Quartz work surface and additional drawer storage.

Family Area Double patio sliding doors opening onto the garden. Recessed spotlights. Two radiators. TV point. Karndean flooring.

Dining Room 3.82m (12ft 4in) x 3.72m (12ft) Front facing window. Recessed spotlights. Painted beams. Feature fireplace (not currently used). Radiator. Karndean flooring.





Utility Room 3.95m (12ft 9in) x 2.63m (8ft 6in) Fitted with a further range of wall and floor mounted units with work surface over, inset stainless steel sink drainer unit and tiled splashback. Space and plumbing for washing machine and tumble dryer. Space for additional appliance. Recessed spotlights. Extractor fan. Radiator. Wall mounted gas fired Worcester combination boiler. Karndean flooring. Composite stable door to outside. Door to

Shower Room Suite comprising walk in shower enclosure with electric shower and tiled surrounds, wash hand basin, low level WC. Ceiling light. Extractor fan. Radiator. Stone floor.

First Floor Landing Ceiling light. Recessed spotlights. Access to loft space. Painted beams. Two radiators. Doors to

Master Bedroom 4.70m (15ft 2in) x 3.87m (12ft 6in) Enjoying a dual aspect overlooking the rear garden. Striking vaulted ceiling with ceiling light and recessed spotlights. Radiator. Door to

En Suite Shower Room Spacious shower room with suite comprising large walk in shower with Mira double raindrop/shower heads with Platinum dual temperature controls and tiled surrounds, twin wash hand basins with drawers below and vanity mirror over, low level WC. Rear facing window. Recessed spotlights. Extractor fan. Chrome ladder style towel rail. Tiled floor with electric underfloor heating.

Bedroom 2 3.66m (11ft 10in) x 3.49m (11ft 3in) Side facing window. Ceiling light. Access to loft space. Painted beams. Range of built in wardrobes with hanging rails. Radiator.

Bedroom 3 3.92m (12ft 8in) x 3.77m (12ft 2in) Side facing window. Ceiling light. Painted beams. Built in wardrobes with hanging rails. Radiator.

Bedroom 4 4.03m (13ft) x 3.92m (12ft 8in) Side facing window enjoying fine views towards British Camp. Ceiling light. Painted beams. Access to loft space. Built in wardrobes with hanging rails. Radiator.

Bedroom 5 3.18m (10ft 3in) x 2.06m (6ft 8in) Currently used as a study. Front facing window. Ceiling light. Painted beams. Internal leaded window. Radiator.

Family Bathroom Suite comprising panel bath with tiled surrounds, shower enclosure with raindrop shower head and tiled surrounds, vanity wash hand basin with cupboard below, low level WC. Velux roof light. Recessed spotlights. Extractor fan. Chrome ladder style towel rail. Tiled floor.

Outside

Upper Mill Farm is approached by a right of way across a privately owned driveway belonging to the neighbouring property. To the front of the property is a lawned area with plants and shrubs and a large gated gravelled driveway providing ample parking with turning area. There is access to a large **BARN** (34'10" x 15'01") with power and light connected and hayloft above. There is also a **TRIPLE GARAGE** (31'03" x 20'01"), which has been reroofed, with two up and over doors, overhead storage space and power, water and light connected. The garage offers potential for future conversion (subject to the necessary consents).

Grounds

Upper Mill Farm enjoys a delightful garden adjoining farmland with fine far reaching views. The garden is mainly laid to lawn with shrub and plant borders and a paved patio provides an ideal seating area. There is a further secluded area of garden, which catches the sun all day long and overlooks adjoining fields, with two raised vegetable beds, **SHED** and an additional small **STORE**.

There is an outside tap and waterproof plug sockets.

Directions

From the agents Colwall office, turn right and proceed down Walwyn Road in the direction of Ledbury. Turn right just before the railway bridge into Mill Lane. Continue on past the village hall and primary school, and the track leading to Upper Mill Farm will be located on the right hand side after approximately a quarter of a mile just before a property called Oakdale.

What3Words// before.spice.puddings



Services We have been advised that mains water, electricity and gas are connected to the property. Drainage is to a sewage treatment plant. Broadband is connected and we have been advised that Gigaclear is available within the village. 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.

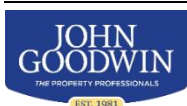
John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, 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) or Colwall Office (01684 540300)

PLEASE NOTE: The drive leads directly to the property so drive-by viewing without an appointment is not possible.

Council Tax COUNCIL TAX BAND "E" 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 (61).



Ledbury Office
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3-7 New Street, HR8 2DX
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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.

