

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A MOST ATTRACTIVE DETACHED PERIOD COTTAGE OCCUPYING AN IDYLIC POSITION IN THE HEART OF THE VILLAGE OF CASTLEMORTON SURROUNDED BY OPEN COUNTRYSIDE AND OFFERING GENEROUSLY PROPORTIONED FOUR BEDROOMED ACCOMMODATION WITH THREE RECEPTION ROOMS, BREAKFAST KITCHEN, UTILITY ROOM, TWO BATH/SHOWER ROOMS, EXCELLENT RANGE OF OUTBUILDINGS WITH POTENTIAL AND DELIGHTFUL MATURE GROUNDS.

NO ONWARD CHAIN. EPC F.

Glebe Cottage - Guide Price £775,000

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

4 3 2



Glebe Cottage

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 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

Glebe Cottage is a most attractive part black and white detached cottage occupying a delightful position, situated in an Area Of Outstanding Natural Beauty affording fine views across the surrounding open countryside and towards the Malvern Hills. The property has been a much loved family home for over 50 years and has been well maintained with a substantial extension added in 2000. Glebe Cottage offers generously proportioned accommodation with scope for further enhancement.

Benefitting from oil fired central heating and mostly double glazed, the accommodation on the ground floor comprises an entrance hall, dining room with feature inglenook fireplace, breakfast kitchen, study, sitting room, conservatory, utility room and a cloakroom. On the first floor a landing leads to the master bedroom with an en suite shower room, three further double bedrooms and a family bathroom.

Glebe Cottage enjoys a delightful mature wrap around garden with large areas laid to lawn interspersed with a variety of shrubs and plants. An attractive stone wall lies to the front of the property with access to a generous area of parking and a range of outbuildings including a **DOUBLE GARAGE, STORE BARN** and **WORKSHOP**. The outbuildings provide an exciting opportunity for further conversion (subject to the necessary consents).

Offered with no onward chain, an early inspection is highly recommended.

The accommodation with approximate dimensions is as follows:

Canopy Entrance Porch Door to

Entrance Hall Side facing double glazed window, ceiling light, radiator, parquet flooring. Stairs to first floor. Door to

Dining Room 3.90m (12ft 7in) x 3.80m (12ft 3in) Front facing bay window with a pleasant outlook towards the Church. Ceiling light, exposed ceiling and wall beams, radiator. Feature inglenook fireplace with exposed brick surround, oak beam and slate hearth.

Study 3.35m (10ft 10in) x 1.96m (6ft 4in) Accessed from the Inner Hall. Rear facing window, exposed wall beams, wall lights, radiator.

Breakfast Kitchen 3.97m (12ft 10in) x 3.85m (12ft 5in) Fitted with a range of wall and floor mounted units with work surface over, inset stainless steel sink drainer unit and tiled surrounds. Oil fired Rayburn with





two ovens and twin plates (the Rayburn controls the central heating). Electric **COOKER**, space for dishwasher, space for fridge. Two side facing windows, strip light, tiled floor. Open to

Rear Hall Strip light, exposed ceiling beams, radiator. Doors to

Cloakroom Opaque glazed window, ceiling light, wash hand basin, low level WC, radiator.

Utility Room 3.20m (10ft 4in) x 1.94m (6ft 3in) Fitted with a range of floor mounted units with work surface over, inset stainless steel sink drainer unit and tiled surrounds. Space and plumbing for washing machine, space for additional appliance. Side and rear facing windows, strip light, pantry cupboard, radiator.

Sitting Room 5.94m (19ft 2in) x 5.09m (16ft 5in) Front and rear facing windows overlooking the garden and towards the Malvern Hills. Two ceiling lights, exposed wall beams, wall lights, two radiators, TV point. French doors leading to outside. Door to

Conservatory 3.54m (11ft 5in) x 3.33m (10ft 9in) Enjoying a fine outlook across the garden. Ceiling light, wooden parquet flooring. Door to outside.

First Floor Landing Exposed ceiling beam, ceiling lights, access to loft space (part boarded), part panelled wall, radiator. Doors to

Bedroom 1 5.94m (19ft 2in) x 5.11m (16ft 6in) Enjoying a dual aspect with fine views across the surrounding grounds towards the Malvern Hills. Two ceiling lights, wall lights, two radiators. Range of fitted wardrobes with hanging rails and shelving. Door to

En Suite Shower Room Suite comprising walk in shower enclosure with Mira electric shower and tiled surrounds, pedestal wash hand basin, low level WC. Side facing window, ceiling light, extractor fan, radiator.

Bedroom 2 3.87m (12ft 6in) x 3.85m (12ft 5in) Side facing window overlooking the garden towards the Malvern Hills. Ceiling rose with ceiling light, exposed wall beams, radiator. Range of fitted wardrobes with hanging rail and shelving.

Bedroom 3 3.66m (11ft 10in) x 3.20m (10ft 4in) Front facing window enjoying a pleasant aspect towards the Church and open countryside beyond. Ceiling light, exposed ceiling beam, radiator.

Bedroom 4 4.13m (13ft 4in) x 2.51m (8ft 1in) Side facing window overlooking the Church. Ceiling light, exposed ceiling beam, built in cupboard with hanging rail, radiator.

Bathroom Suite comprising panel bath with hand held shower attachments, walk in shower enclosure with electric Mira shower and panelled surrounds, vanity wash hand basin with cupboard below, low level WC. Velux roof light, ceiling light, chrome ladder style towel rail. Airing cupboard housing hot water cylinder with slatted shelving.

Outside

Glebe Cottage is approached by a gated vehicular entrance leading to a large gravelled driveway with generous parking and turning space. From here there is access to several **OUTBUILDINGS**:

DOUBLE GARAGE (23'9" x 18'7") - built in 2000 with up and over doors and power and light connected. There is a staircase leading to a boarded **STORAGE AREA** above with a Velux roof light.

STORE BARN (23'6" x 14'6") with exposed ceiling and wall beams, two Velux roof lights, power, light and water connected. The barn offers exciting potential to be converted into additional accommodation (subject to the necessary consents).

WORKSHOP (22'3" x 11'5") with power and light connected

WC

Grounds

Glebe Cottage enjoys a delightful mature wrap around garden mainly laid to lawn and bordered by hedging with an attractive stone wall to the front. The grounds have been beautifully kept and boast a variety of shrubs, plants and spring bulbs. There is a dedicated vegetable patch with a **GREENHOUSE** and **TWO SHEDS**. There are several established fruit trees including apple and plum. A paved patio lies to the rear of the property and gives access to a **SUMMER HOUSE** with power and light connected. Within the grounds there is a well.



Directions From the Ledbury office continue over the traffic lights onto the Worcester road and then turn right signposted Eastnor /Tewkesbury. Continue on this road for approx. 3miles then take the left hand turn onto the B4208 signposted Malvern. After approx. 1 mile turn right into Church road where the property will be located a short distance on the left hand side directly opposite the church.

Services

We have been advised that mains water, electricity and drainage services are connected to the property. Heating is oil fired via a Rayburn. Fibre broadband 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 "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 F (28).

GROUND FLOOR
2104 sq.ft. (195.5 sq.m.) approx.



1ST FLOOR
1412 sq.ft. (131.2 sq.m.) approx.



TOTAL FLOOR AREA: 3516 sq.ft. (326.6 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.
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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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