

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A RARE OPPORTUNITY TO PURCHASE AN IMMACULATELY PRESENTED AND FULLY REFURBISHED DETACHED DORMER BUNGALOW SITUATED WITHIN THE IDYLIC HAMLET OF MORTON GREEN SURROUNDED BY OPEN COUNTRYSIDE AND AFFORDING FANTASTIC VIEWS TOWARDS THE MALVERN HILLS. THE GENEROUSLY PROPORTIONED ACCOMMODATION OFFERS FOUR BEDROOMS, AN IMPRESSIVE OPEN PLAN SITTING/DINING/FAMILY ROOM, BESPOKE HANDMADE FITTED KITCHEN WITH AN ADJOINING UTILITY ROOM/PANTRY, EXQUISITE GLASSHOUSE, CONTEMPORARY BATHROOM, TWO SEPARATE WC'S, BEAUTIFULLY LANDSCAPED SOUTH WEST FACING GARDEN, DETACHED GARAGE, DRIVEWAY PARKING AND A SHEPHERDS HUT/HOME OFFICE.

INTERNAL INSPECTION ESSENTIAL. NO ONWARD CHAIN.

EPC D.

Orchard Cottage - Guide Price £750,000

Morton Green, Welland, Malvern, Worcestershire, WR13 6LR

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Orchard Cottage

Location & Description

Orchard Cottage occupies an idyllic position within the rural hamlet of Morton Green on the outskirts of Castlemorton Common. The property lies just outside of the Malvern Hills AONB and benefits from access to the length and breadth of Castlemorton Common and the vast expanse of the Malvern Hills beyond.

Orchard Cottage enjoys a strategically significant and convenient location almost equidistant from the towns of Malvern, Upton upon Severn and Ledbury, all of which are less than 15 minutes driving distance away. Transport communications are second to none. Junction 2 of the M50 motorway is only about five miles distant and provides fast access to the Midlands and South West (via the M5) and to South Wales. There are main line railway stations at both Ledbury and Malvern as well as in the cities of Worcester, Cheltenham and Gloucester, all of which are within commuting distance. The well served village of Welland is approximately a mile away where there is a local village store, primary school, post office, church and village hall.

Property Description

Orchard Cottage represents a rare opportunity to purchase a recently renovated and refurbished detached dormer bungalow nestled within an idyllic and tranquil rural setting on the edge of Castlemorton Common.

The current vendors have spared no expense when it comes to their time and quality of materials that have been used to create this loving family home. It is evident that every detail has been thought of from the bespoke handmade Parlour Farm kitchen, exquisite Hartley Botanic glasshouse, contemporary sanitaryware together with the most impressive solid oak joinery throughout. The colour of the interiors shows a natural flare for design and showcases all that this exceptional property has to offer.

Orchard Cottage benefits from oil fired central heating, pressurised water from a combination boiler and solid wood tilt and turn Dale Joinery double glazed windows. The accommodation, which extends to approximately 1800 sq ft, is arranged on the ground floor with an entrance hall, striking open plan sitting/dining/family room with a dual aspect wood burning stove, solid wood fitted kitchen, utility room/pantry with a WC, superb glasshouse which is currently used as a boot room, three bedrooms (two of which have external doors opening onto the garden) and a family bathroom with a freestanding bath and separate shower. On the first floor there is another occasional double bedroom/hobby room and a second WC.

Orchard Cottage is located along a privately owned no through access track serving three other properties. There is a generous driveway providing ample parking and in turn leads to a **DETACHED GARAGE** with **WORKSHOP**. The grounds belonging to Orchard Cottage are a true delight and a gardeners dream when it comes to the variety of plants and flowers on show. The grounds enjoy a sunny south west facing aspect with glorious views towards the Malvern Hills.

Within the grounds there is a Shepherds Hut, which is included within the sale, and offers endless possibilities for either guest accommodation, those requiring a home office or those wishing to pursue a holiday let business.

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

The accommodation with approximate dimensions is as follows:

Entrance Hall

Front facing window. Recessed spotlights. Stairs to first floor with under stair recess. Slate tiled floor. Doors to

Open Plan Sitting/Dining/Family Room 6.87m (22ft 2in) x 6.40m (20ft 8in)

Beautifully appointed open plan sitting/dining/family room, thoughtfully designed to encompass the most wonderful outlook overlooking the garden and towards the Malvern Hills with three sets of external doors (French doors and separate Bi-fold doors) opening out onto a seating terrace. The room is further flooded with natural light through a striking sun lantern roof light and additional side facing windows.

An exposed chimney breast takes centre stage with a dual aspect wood burning stove, oak mantel and brick hearth. There is space for a sizable dining table, perfect for entertaining family and friends.

Recessed spotlights. Ceiling lights. Radiator. TV point. Solid oak flooring.

Open to

Kitchen 5.89m (19ft) x 2.45m (7ft 11in)

Bespoke hand made high quality fitted kitchen designed by Parlour Farm of Cirencester. The kitchen is equipped with a comprehensive range of solid wood floor mounted cupboards with solid wood work surfaces over, inset double Belfast sink with ceramic drain and tiled surrounds. There is a matching plate rack display





unit and a stainless steel Stoves **COOKER** with an induction **HOB**, glass splashback and stainless steel Stoves **COOKER HOOD** over. A central island compliments the kitchen beautifully and provides additional useful storage space with a granite worksurface over. Front and side facing windows. Recessed spotlights. Solid oak flooring. Stable door to Glasshouse (described later). Door to

Utility Room/Pantry 4.16m (13ft 5in) x 2.63m (8ft 6in)

Side facing window. Wall light. Stainless steel sink drainer unit with storage space below. Fitted pantry shelving unit. Space for fridge freezer. Space for washing machine. Space for tumble dryer. Tall radiator. Tiled floor. Stable door to outside. Door to

WC

Ceiling light. Extractor fan. Wash hand basin. Low level WC.

Glasshouse

A beautiful Hartley Botanic glasshouse which has been designed to be used as a boot room and an entrance porch. Flooded with light through a bank of windows and two external doors leading to outside. Power and light connected. Tiled floor.

Bedroom 1 4.06m (13ft 1in) x 3.90m (12ft 7in)

Recessed spotlights. Radiator. TV point. Floor to ceiling window. Tilt and turn external door to outside seating terrace overlooking the garden and Malvern Hills beyond.

Bathroom

Contemporary fitted suite comprising a freestanding roll top bath with hand held shower attachment and tiled surrounds. Walk in shower enclosure with rain drop shower head and tiled surrounds. Vanity wash hand basin with drawer below. Low level WC. Front facing window. Recessed spotlights. Radiator and separate towel rail. Solid oak flooring.

Bedroom 2 3.87m (12ft 6in) x 3.54m (11ft 5in)

Recessed spotlights. Radiator. Tilt and turn external door to outside seating terrace overlooking the garden and Malvern Hills beyond.

Bedroom 3 3.20m (10ft 4in) x 2.48m (8ft)

Front facing window. Ceiling light. Radiator. Exposed floorboards.

First Floor

Bedroom 4/Study 4.88m (15ft 9in) x 4.34m (14ft)

Two Velux roof lights with fantastic far reaching rural views towards the Malvern Hills. Ceiling light. Radiator. Access to eaves storage. Door to

WC

Velux roof light. Wall light. Extractor fan. Vanity wash hand basin with storage below. Low level WC. Part panelled walls.

Outside

Orchard Cottage is approached by a privately owned track leading to just four properties. A wooden vehicular gate leads to a generous area of parking with turning space. There is access to a **DETACHED GARAGE** and **WORKSHOP** (15'3" x 9'9") with double wooden doors, power and light connected.

Orchard Cottage enjoys a wonderful south west facing wrap around garden with spectacular far reaching views towards the Malvern Hills. The garden has been thoughtfully designed to create a tranquil haven and showcases the owners natural flare and passion for the outdoors. The garden is full of seasonal plants to create depths of colour and pockets of interest throughout the year including a rush of snowdrops, daffodils and bluebells in early spring right the way through to a cascade of roses, lavender and dahlias in the summer. There are large areas laid to lawn all bordered by a mix of privacy hedging and strategically planted trees. A decked seating terrace is immediately adjacent to the open plan sitting/dining/family room, and offers the perfect setting for outside dining and entertaining.

There are several raised beds bursting with perennials, creating a natural habitat for the local wildlife. There is a **GREENHOUSE** and a superb **POTTING SHED**.

There are outside water taps and external power sockets.

Shepherds Hut/Home Office 3.64m (11ft 9in) x 2.22m (7ft 2in)

An expertly built Shepherd Hut, designed and created by the current owners. The Shepherds Hut is on wheels and is moveable to any position within the grounds. It is connected to mains electricity and has hot running water. The Shepherds Hut has been a fantastic addition and offers an abundance of uses including guest accommodation, ability to work from home or as an additional source of income through holiday let/Air B&B.

The Shepherds Hut is equipped with a WC and a wash hand basin.

It represents a true tranquil retreat.

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 approximately 3 miles then take the left hand turn onto the B4208 signposted Malvern. Continue along this road, passing through Birtsmorton and Castlemorton Common. On approaching Welland, turn right sign posted Welland Stone. Continue along this lane taking the first left hand turning, then taking the second turning where Orchard Cottage can be found on the right hand side.



Services

We have been advised that mains electricity, water and drainage are connected. Heating is oil fired. Fast 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" (Malvern Hills District Council)

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 (57).



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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