

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A SUBSTANTIAL FIVE BEDROOMED PERIOD DETACHED FARMHOUSE WITH THE POSSIBILITY FOR A ONE BEDROOMED SELF-CONTAINED ANNEXE SITUATED IN A WONDERFUL SEMI RURAL LOCATION IN ITS OWN SPLENDID GROUNDS INCLUDING FORMAL GARDEN AND PADDOCKS ALL APPROACHING 1.2 ACRES. ENERGY RATING "E"**

## Pear Trees Farm - Guide Price £850,000

Brayswick, Callow End, Worcester, WR2 4UD



### Location & Description

The property enjoys a convenient position near to the centre of the popular and well served village of Callow End where there is a village hall, general stores, Post Office and two pubs. Educational needs are well catered for in both the public and private sectors at primary and secondary levels including a highly regarded primary school in Callow End itself.

The wider facilities of the city of Worcester and the cultural Spa town of Great Malvern are only about four miles distant and the historic riverside town of Upton upon Severn is just seven miles.

Transport communications are excellent with a local bus service providing connections to the neighbouring areas. There are mainline railway stations in either Malvern or Worcester providing direct links to Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway just outside Worcester brings the Midlands, South West and South Wales into an easy commute.

### Property Description

Pear Trees Farm is a wonderful extended detached period cottage located near the highly sought after village of Callow End. One of the key selling points of the house are the generous grounds that wrap around the property to all sides and extend to approximately 1.2 acres including a paddock. From the rear aspect splendid views are on offer across undulating farmland to Powick.

Situated in an idyllic and secluded location the property is approached off Jennet Tree Lane via a private lane shared with one other property. A five bar wooden gate leads to a sweeping gravel driveway which has recently been re-topped and opens to allow ample parking for vehicles. From the driveway a gravelled pedestrian path leads past the lawned foregarden with shaped beds planted to display colour and interest throughout the year, all interspersed with specimen trees. A red tiled path continues and leads across the front of the property to a front seating area which can also be accessed from the sitting room and from where the pleasures of its lovely setting can be enjoyed.

Set under an oak framed, pitched tile roofed storm porch with sensor light point and flanked to either side by planted beds, the wooden front door with glazed insets opens to the accommodation which is in excess of 2700 sq feet and offers flexible and versatile space over two floors including the possibility of an area being used as a self-contained one bedroomed annexe positioned to the ground floor which would be ideal for use as a teenager suite or for a dependent relative or could be a home office or studio.

The property has double glazing, oil fired central heating and offers a wonderful family orientated environment with flexible, well presented rooms.

The accommodation in more detail comprises:

### Reception Hall

A welcoming space with tiled floor. Staircase to first floor. Door opening to steps down to cellar (described later). Ceiling light point, radiator. Doors to living room, breakfast kitchen and to

### Office/Study 3.30m (10ft 8in) 0 x 2.35m (7ft 7in)

A flexible and versatile room enjoying an exposed ceiling timber. Double glazed window overlooking the side garden. Radiator and ceiling light point.

### Breakfast Kitchen 4.21m (13ft 7in) x 4.47m (14ft 5in)

A family orientated space with a range of drawer and cupboard base units with worktop over and matching wall units incorporating display cabinet. Set into the worktop is a one and a half bowl stainless steel sink with mixer tap and drainer set under a double glazed window giving lovely views over the garden. Range of integrated appliances including a four ring electric HOB with extractor over, eye level **DOUBLE OVEN, FRIDGE** and **DISHWASHER**. A focal point of the room is a cast iron fireplace and grate. Exposed ceiling timber, ceiling spotlights. Tiled splashbacks and radiator.

### Rear hall

Double glazed door with matching double glazed side panel gives access to the rear garden. Door to

### Larder/Utility 2.04m (6ft 7in) x 1.63m (5ft 3in)

A useful space fitted with a slate 'cold slab' with shelving over. Tiled floor, double glazed window to rear. Space and connection point for washing machine and further kitchen white goods. Ceiling light point.

### Cloakroom

Low level WC, wall mounted wash hand basin with tiled splashbacks. Obscure double glazed window. Ceiling light point.

### Sitting Room 5.32m (17ft 2in) x 4.83m (15ft 7in)

A light and airy space enjoying triple aspect double glazed windows with one set incorporating double doors opening to the front patio area and giving views over the formal garden to the paddock beyond. Brick fireplace with cast iron grate set on a flagstone hearth. Wall and ceiling light points. Radiator. This is a great space for entertaining as it has double doors opening to

### Dining Room 3.38m (10ft 11in) x 3.72m (12ft)

Also accessed from the rear hall. Double glazed windows to rear with fine views and further double glazed window to side. Ceiling light point and radiator.

### Possible Self Contained Annexe

A useful and versatile space positioned on the ground floor. Making for ideal accommodation for a teenager, dependent relative or even to be used as a home office, studio or simply to provide additional accommodation for the main residence. All positioned at ground floor level and accessed via a private door at the rear of the property or alternatively through an internal door from the reception hall into





#### Living Room 4.34m (14ft) x 5.30m (17ft 1in)

A generous space with exposed ceiling timbers, double glazed window to side, ceiling light point and two radiators. Electric woodburning effect stove is set onto a hearth.

#### Kitchen 3.44m (11ft 1in) x 1.75m (5ft 8in)

Fitted with a range of drawer and cupboard base units with worktop over sunk into which is a stainless steel sink with mixer tap and drainer. Electric cooker point. Tiled floor and splashbacks, ceiling light point and radiator. Floor mounted boiler which provides domestic hot water and central heating for both the annexe and main residence. Wall cupboard. Glazed wooden door opening to

#### Entrance Porch

Tiled floor and double glazed window with views. Double glazed front door. Ceiling light point.

#### Bedroom 5/Annexe Bedroom 3.02m (9ft 9in) x 3.23m (10ft 5in)

A good size double bedroom with ceiling light point and exposed ceiling timber. Double glazed window to side, radiator and door opening to

#### En-suite Shower Room

White low level WC, pedestal wash hand basin with mixer tap over. Walk-in shower enclosure with electric Mira Event XS shower over with glass splashbacks, surround and splashbacks. Wall mounted extractor fan. Radiator.

#### Cellarage

Steps descend via a doorway from the reception hall or by an external hatch from the garden.

#### Room 1 3.25m (10ft 6in) x 3.69m (11ft 11in)

A useful space for storage with light point. Power and entrance to

#### Room 2 4.03m (13ft) x 3.95m (12ft 9in)

Again, an excellent area for storage.

First Floor

#### Landing

Double glazed window to front, ceiling light point and access to loft space. Exposed ceiling trusses and door to

#### Bedroom 1 4.26m (13ft 9in) x 5.47m (17ft 8in)

Double glazed dormer window to front with views and double glazed Velux skylight. Half vaulted ceiling with exposed wall and roof timbers. A feature of this room is the exposed wattle and daub to one wall. Radiator, pedestal wash hand basin with tiled splashbacks. Ceiling light point.

#### Bedroom 2 3.54m (11ft 5in) x 3.56m (11ft 6in)

A further double bedroom with double glazed dormer window. Ceiling light point and radiator. Exposed wall and ceiling timbers.

#### Family Bathroom

Recently refitted with a modern suite of low level WC, Victorian style wash hand basin, roll edged bath with "claw" feet and mixer tap. Walk-in shower enclosure with thermostatically controlled rainfall shower over and hand held unit. Tiled splashbacks. Inset ceiling spotlights and wall mounted heated towel rail and radiator.

**Family Room/Landing 4.37m (14ft 1in) x 4.42m (14ft 3in)** A through room adjoining bedrooms three and four but could be used as the master bedroom with bedrooms three and four being "his & hers" dressing rooms, both with their own en-suite (described later). Positioned to the front of the house and enjoys views over the paddock and foregarden through a double glazed window. Half vaulted ceiling, ceiling light point and radiator. Fitted double wardrobe with hanging space and airing cupboard housing the hot water cylinder with shelving to side. Ceiling light point, radiator, feature archway leads to a short corridor with ceiling light point from where the doors to bedrooms three and four open are located.

#### Bedroom 3 3.82m (12ft 4in) max x 4.80m (15ft 6in)

Dual aspect with double glazed window to front with views and further double glazed window to side. Ceiling light point and radiator.

#### En-suite

White low level WC, pedestal wash hand basin, corner shower enclosure with Mira Jump electric shower over. Double glazed Velux skylight, ceiling light mounted, extractor fan. Tiled splashbacks, chrome wall mounted heated towel rail.

**Bedroom 4 3.82m (12ft 4in) max x 4.80m (15ft 6in)** A dual aspect double bedroom with double glazed window to rear with splendid views and further double glazed window to side. Ceiling light point, radiator and access to loft space and door to

#### En-suite

Low level WC, pedestal wash hand basin, corner shower enclosure with Mira Jump electric shower over. Double glazed Velux skylight. Ceiling light point and extractor fan. Radiator. Tiled splashbacks and floor.

#### Outside

The formal grounds wrap around the house to all sides, being mainly laid to lawn with planted beds with shrubs and plants, interspersed with mature specimen trees. A pedestrian path leads around the perimeter of the house whilst to the front there is a paved seating area from where the pleasures of the setting can be enjoyed. To the rear there is a stone chipped area with **LOG STORE**. The whole garden is enclosed by a fenced, hedged and walled perimeter and at the rear views are on offer across open farmland to Powick. The garden further benefits from an outside power socket, two wooden sheds and strategically placed sensor light points as well as a water tap.

#### Paddock

Accessed via a pedestrian gate from the formal garden or by a vehicular gate from the shared lane is a **PADDOCK** which would make for an excellent space for a pony, kitchen garden or simply to be used as a child's play area and this extends to 0.6 acres.

**Agents Note** The cellar had some water penetration in 2007 after which a sump pump was installed.



### Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Worcester. Continue for approximately 2.1 miles where at the roundabout take the second exit to stay on the A449 Worcester Road. Take the first right hand fork and continue to a T junction and turn right into Madresfield Road. Proceed for 0.6 miles taking a left turn into Jennett Tree Lane. Proceed for 2 miles and the turn left into the shared lane. At the fork bear right into the driveway for Pear Tree Farm.

WHAT3WORDS

WWW.WHAT3WORDS

STAKED.SATELLITE.SPARKLE



### Services

We have been advised that mains electricity, water and drainage are connected to the property. Central heating is provided by an oil fired 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.

### 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 Malvern Office, Tel: 01684 892809

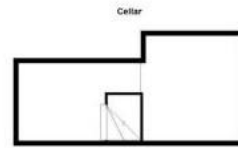
### Council Tax

COUNCIL TAX BAND "F"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

### EPC

The EPC rating for this property is E (48).



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