

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A BEAUTIFULLY REFURBISHED DETACHED PERIOD HOUSE ENJOYING A PLEASANT SETTING ON THE EDGE OF THE POPULAR VILLAGE OF ALFRICK AND OFFERING IMMACULATELY PRESENTED ACCOMMODATION WITH CANOPY PORCH, RECEPTION HALL, LOUNGE/DINING ROOM, CLOAKROOM WITH WC, AS VERY WELL EQUIPPED CONTEMPORARY KITCHEN/BREAKFAST ROOM. THREE BEDROOMS, EN- SUITE SHOWER ROOM, FAMILY BATHROOM, LPG CENTRAL HEATING, EXTENSIVE PRIVATE PARKING, DOUBLE GARAGE AND AN ATTRACTIVE LANDSCAPED GARDEN. NO CHAIN. ENERGY RATING 'D'

Swan Cottage - Guide Price £460,000

Swan Cottage, Alfrick, Worcester, WR6 5HY



Swan Cottage

Location & Description

The property enjoys a quiet setting close to the centre of the highly regarded village of Alfrick close to the Herefordshire border with Worcestershire and approximately six miles from Great Malvern, eight miles from the City of Worcester and just seven miles from Bromyard. The village itself has a community hall, a charming church and shop, the Fox Inn at nearby Lulsley and two nature/wildlife reserves. There are also local bus services to provide access to local primary schools at Suckley and Leigh Sinton and secondary schools in Malvern and Worcester.

Transport and communications are good. Junction 7 of the M5 motorway south of Worcester is within reasonable striking distance and there are mainline railway stations in both Great Malvern and Worcester. The village is not only surrounded by the two nature reserves referred to earlier but also by some of the most unspoilt countryside in the region. It is the perfect spot for anyone who enjoys outdoor life, walking or riding.

Property Description

Swan Cottage is a striking detached period house which in recent years has been the subject of complete renovation and refurbishment. It is beautifully presented and is now the classic temporary home with an excellent energy rating, LPG central heating (with underfloor heating at ground level and radiators on the first floor) and newly replaced double glazed windows. Additional insulation has been fitted to assist with energy saving.

The current accommodation includes a canopy porch which leads to a good sized reception hall, an open plan lounge/dining room (with inglenook style fireplace and wood burner) a particularly well equipped kitchen/breakfast room (with integrated fridge/freezer, hob, double oven, dishwasher and washing machine), a cloakroom with WC and three bedrooms, one of which has its own en-suite shower room. There is also separate family bathroom, also with bath and separate shower. The house has fitted carpets at first floor level.

Outside a considerable amount of thought has gone into providing a low maintenance landscaped garden. There is also a wide gravelled driveway that provides off road parking for several vehicles and leads to a large double garage.

Ground Floor

Canopy Porch

With light and solid oak front door leading to

Reception Hall 4.18m (13ft 6in) x 1.86m (6ft)

A lovely entrance to the house with ceiling downlighting, stairs to first floor and built-in cupboard.

Cloakroom

With close coupled WC, extractor fan, vanity wash hand basin and ceiling downlighting.

Living Room 4.96m (16ft) x 3.10m (10ft) (maximum 12 ft)

The focal point of this room is an inglenook style fireplace with brick surround, oak beam and raised stone hearth supporting a wood burning stove. Fitted worktop, three double glazed windows to front and side aspects and double glazed doors leading into the rear garden.

Kitchen/Breakfast Room 4.96m (16ft) x 3.41m (11ft) (minmum 8'8

A very well equipped and fully fitted kitchen with a range of Howden's floor and wall units and extensive marble worktops. These include an integrated porcelain sink with swan mixer tap, integrated **DISHWASHER, FRIDGE/FREEZER, WASHING MACHINE, DOUBLE**





OVEN and four ring electric **HOB**. Ceiling downlighting. Three double glazed windows to front and side aspects and pair of double glazed doors leading into rear garden. Cupboard housing the pipework for the underfloor heating system and further cupboard housing the LPG central heating boiler.

First Floor

Landing

Double glazed window to rear aspect

Bedroom 1 3.77m (12ft 2in) x 3.10m (10ft)

Radiator, two double glazed windows to front aspect and door leading to

En-suite Shower Room

Double shower cubicle with tiled surround and shower screen, close coupled WC, chrome ladder style heated towel rail, vanity wash basin, extractor fan, ceiling downlighter and double glazed window to rear aspect.

Bedroom 2 2.94m (9ft 6in) x 2.84m (9ft 2in)

Radiator and double glazed window to front aspect.

Bedroom 3 2.53m (8ft 2in) x 2.48m (8ft)

Radiator and two double glazed windows to front aspect.

Bathroom 2.79m (9ft) x 1.86m (6ft)

An attractive bathroom with freestanding claw and ball bath having telephone style mixer shower tap, close coupled WC, pedestal wash basin, heated ladder style chrome towel rail, shaver point, extractor fan, ceiling downlighting, large corner tiled shower cubicle and double glazed window to rear aspect.

Agent's Note

There are TV points in both bedrooms, the kitchen and lounge/dining room. There are fitted carpets throughout the first floor.

Outside

The property is approached across a wide and long recently laid gravel driveway that provides parking for several vehicles and leads to a

Double Garage 6.20m (20ft) x 4.96m (16ft)

With bi-folding twin doors, windows, power and lighting connected.

Garden

To the front of the property the garden has been reshaped. An attractively lawned verge leads via a set of stone steps and stone pathway to the front door and porch. The garden itself is laid to level lawn with recently planted trees and shrubs designed to eventually form a low hedge. There is a gated entrance to the west side of the property that leads directly into the rear garden which can also be approached via the main driveway to the east side of the house. The rear garden itself is laid to break paviour seating area (which is partially covered) and to a recently laid lawn enclosed by recently erected fencing. In once corner there is a mature crab apple tree. At strategic points there is external lighting and an outside tap.

Planning Consent

Planning consent has been granted for the construction of a 6 metre x 6 metre ground floor extension through permitted development rights.

There is also outline planning permission for a new detached dwelling at the land adjacent to Swan Cottage. The planning documents can be found on the Malvern Hills District Council website, application number M/22/01034/OUT.

Directions

From the agent's Malvern office proceed in a north westerly direction into the village of Leigh Sinton. As you enter the village at a 'T' junction turn left onto the A4103 towards Hereford. After a few hundred yards taken a right turn into Sherridge Road (signed Alfrick and Suckley). Follow this route for almost a mile to the next junction and turn left (still signed Alfrick and Suckley). Continue for a further mile before taking a right turn signed Alfrick and Knightwick. Follow the road for approximately three quarters of a mile and at the next junction turn left, signed Alfrick. As you enter Alfrick itself you will see the village sign and 30 mph zone on your left hand side. The house itself is just after the signs on the right hand side opposite Churchfield Meadow.



Services

Mains water and electricity are connected. Central heating is provided by way of an LPG system and drainage is to a private treatment plant located within the curtilage of the property.

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 "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 (67).



For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total Area measurements do not include garages or any outbuildings (unless specified). - Copyright - Encort Ltd

Plan produced using PlanUp.

Swan Cottage, Alfrick

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